

# SOUTH CENTRAL WATERFRONT VISION FRAMEWORK PLAN

Environmental Commission – December 7, 2016

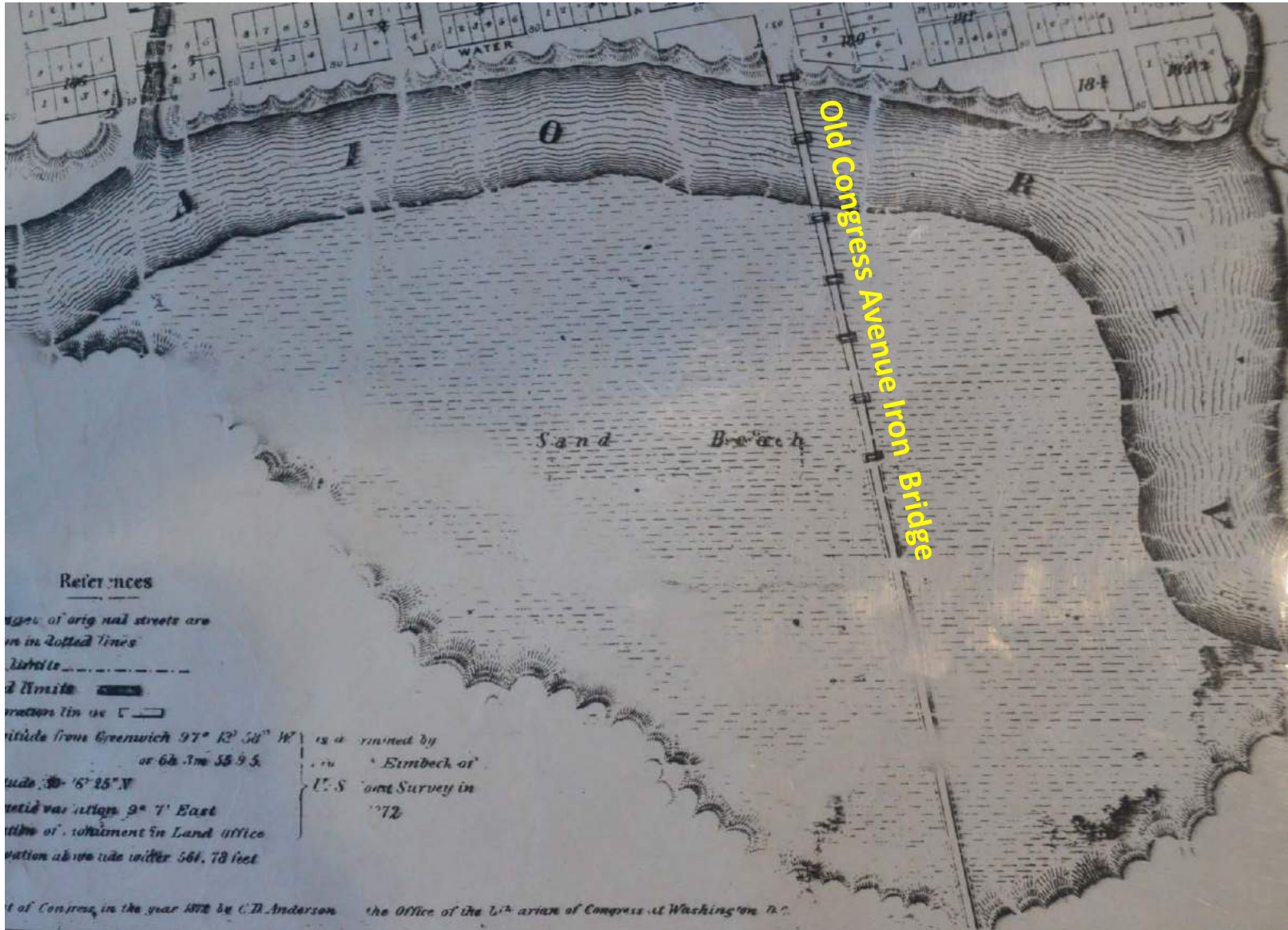


Alan Holt, AIA, Principal Planner  
City of Austin, Urban Design | PAZ

Stephanie Bower | Architectural Illustration



## SCW YESTERDAY: Sand Beach (1872 Survey)



**Image courtesy of *Austin History Center***

## SCW YESTERDAY: “New” 1910 Concrete Bridge



Image courtesy of *Austin History Center*

## SCW YESTERDAY: Cattle and Spinach



Image courtesy of *Austin History Center*



## SCW YESTERDAY: 1930 Flood



Image courtesy of *Austin History Center*

# SCW YESTERDAY: 1949 Zoning Map

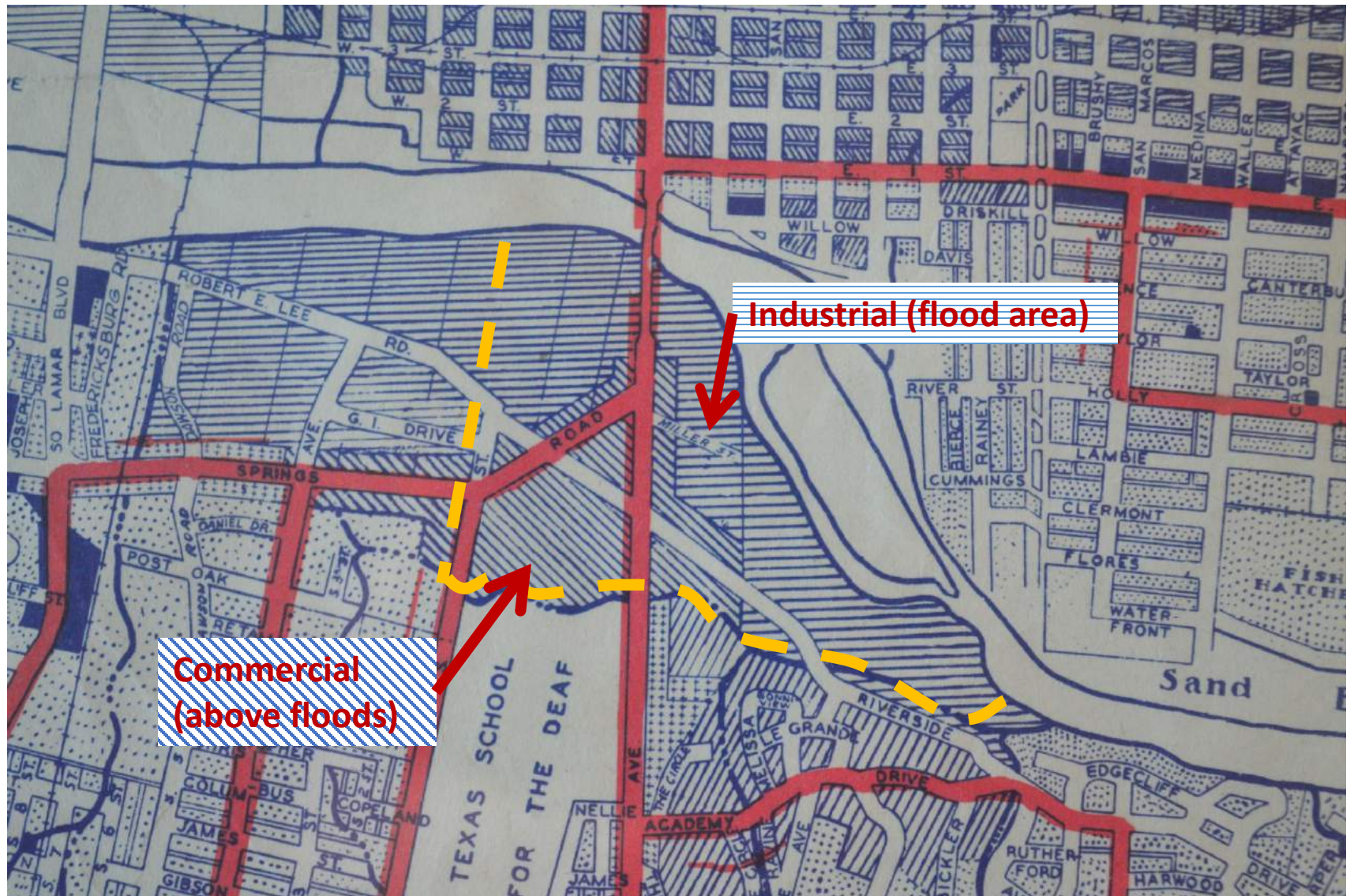


Image courtesy of Austin History Center



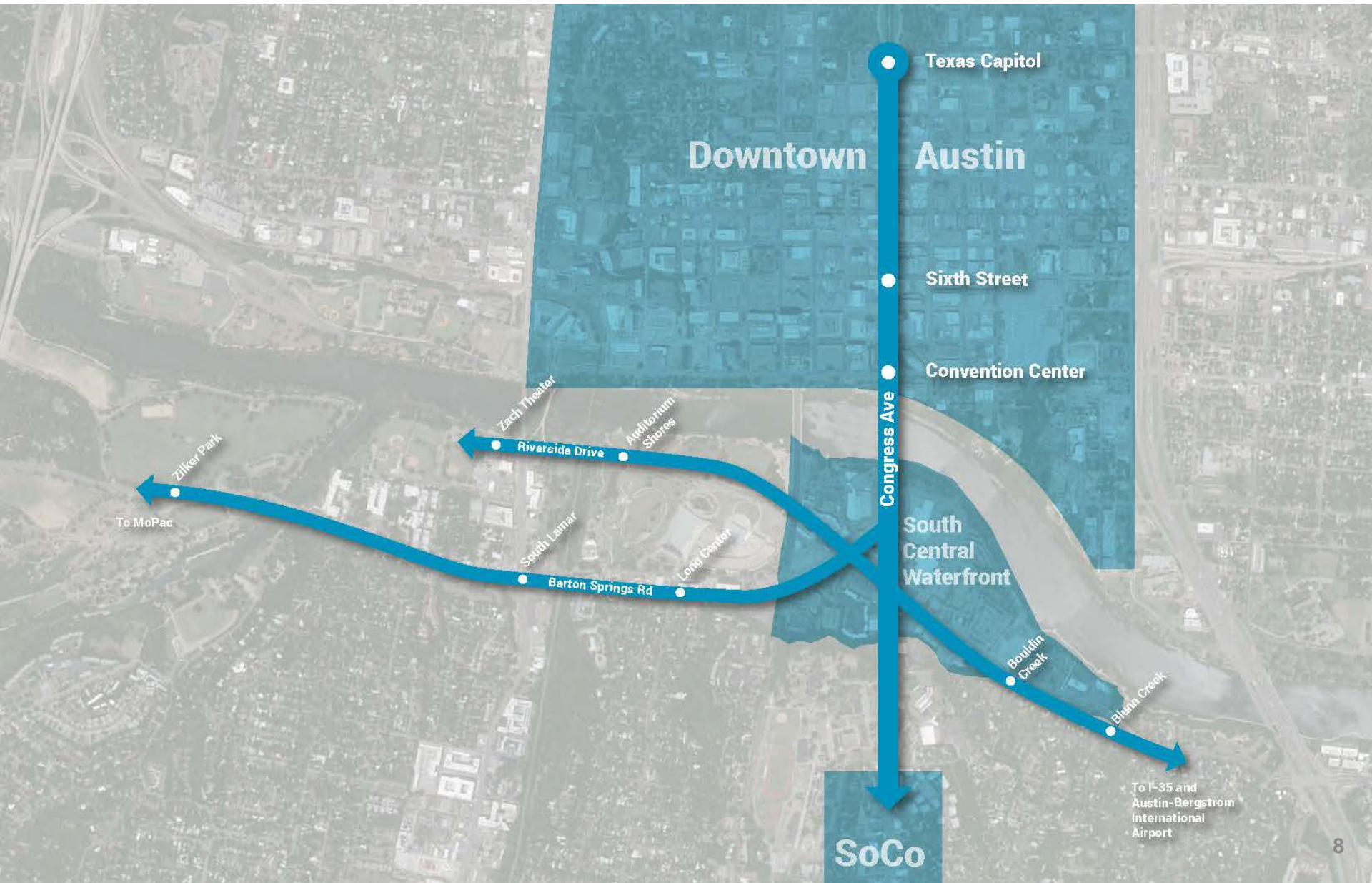
## SCW YESTERDAY: 1950's



Image courtesy of *Austin History Center*

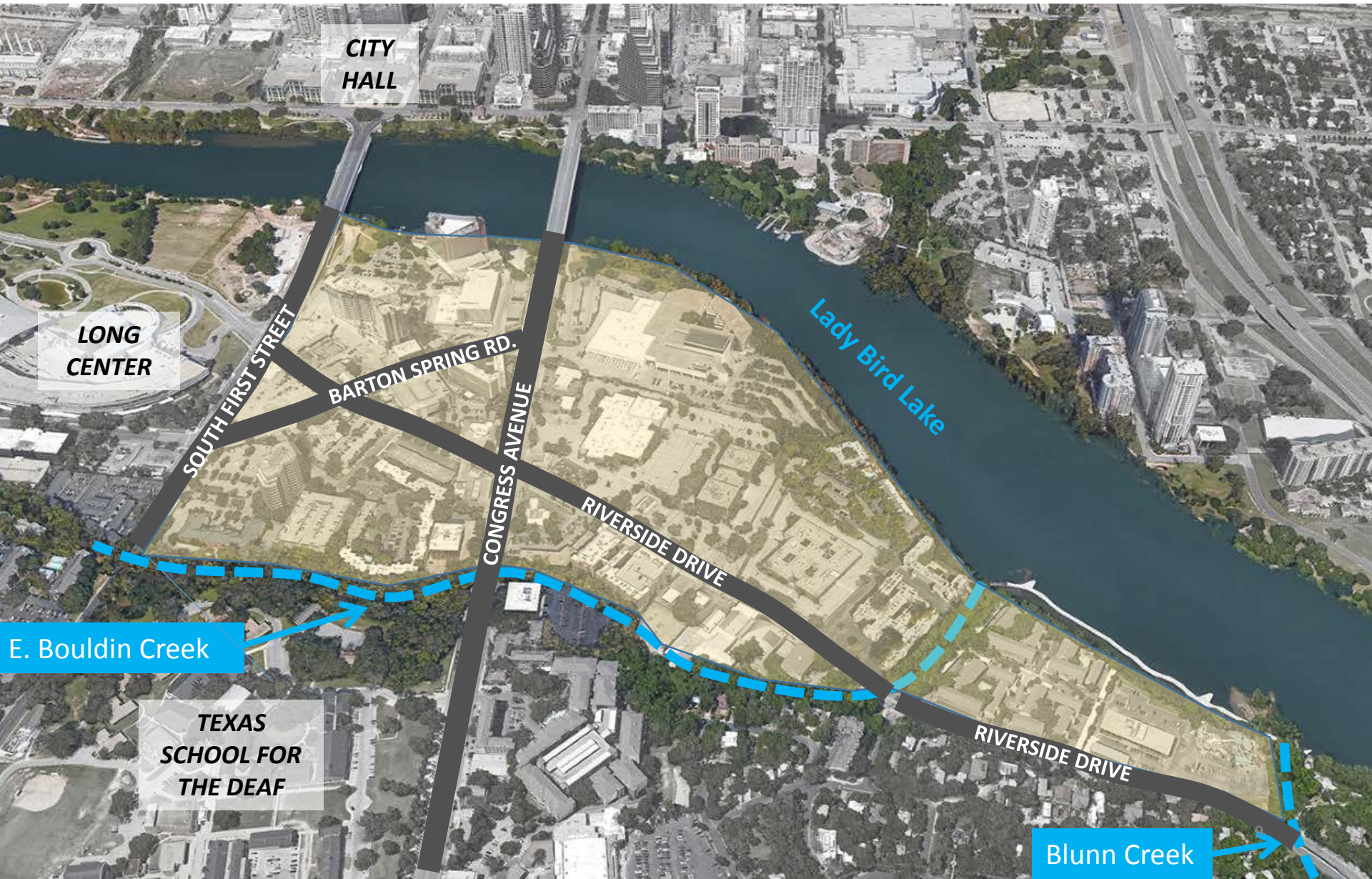


# SCW TODAY: Location, Location, Location





# SCW TODAY: X marks the spot



## SCW TODAY: Bone Structure

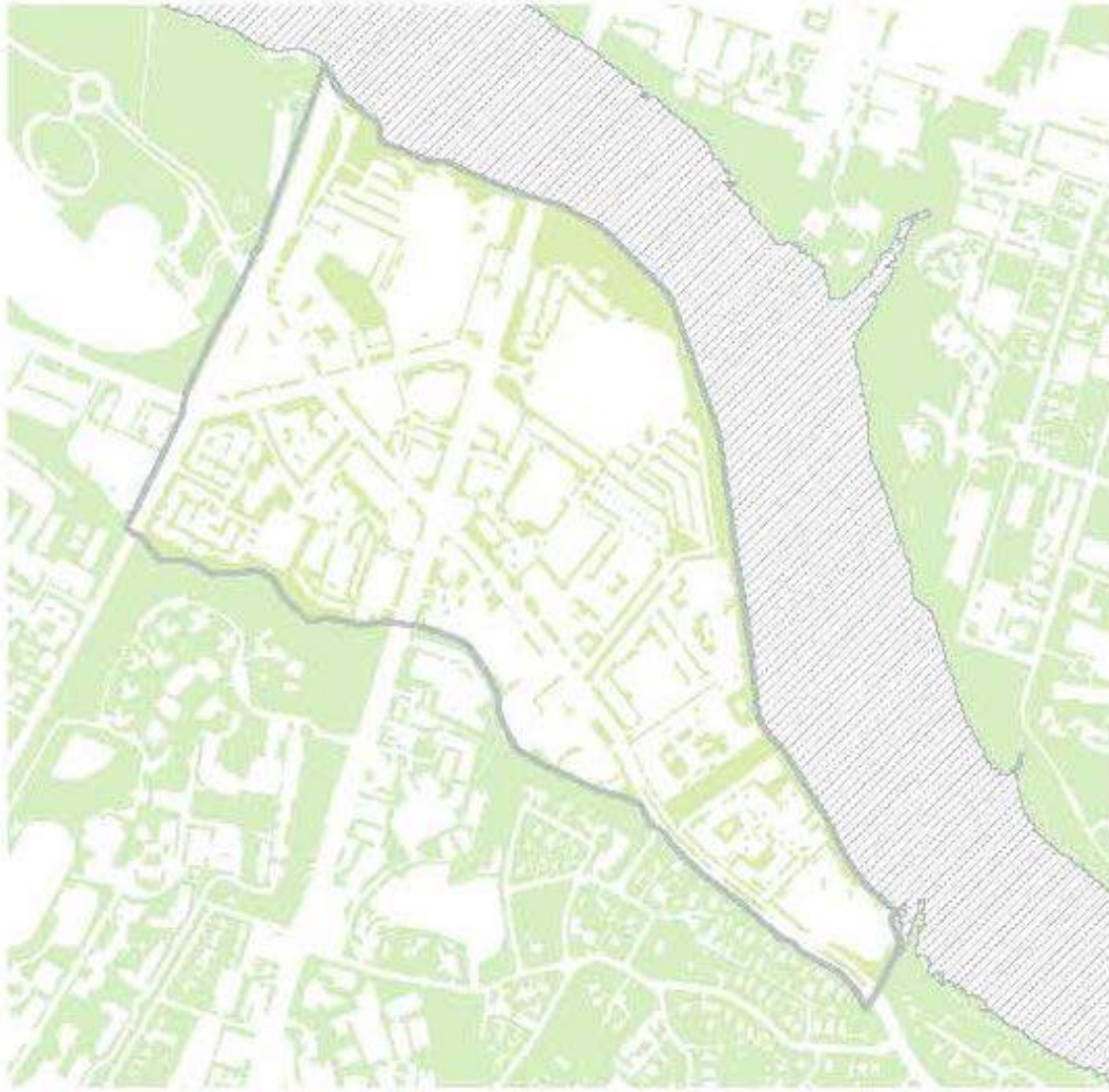


118 acres\* equals  
33 downtown blocks

\* Gross total acreage of properties, right-of-way, & easements.



## SCW TODAY: Skin Condition



81 %  
Impervious  
Cover

# SCW TODAY: Meager Open Space & Public Realm





# SCW TODAY: A Patchwork of Parcels



32 private properties + 1 city-owned @ One Texas Center

# SCW TOMORROW: Change is Coming





# SCW TOMORROW: Change is Happening



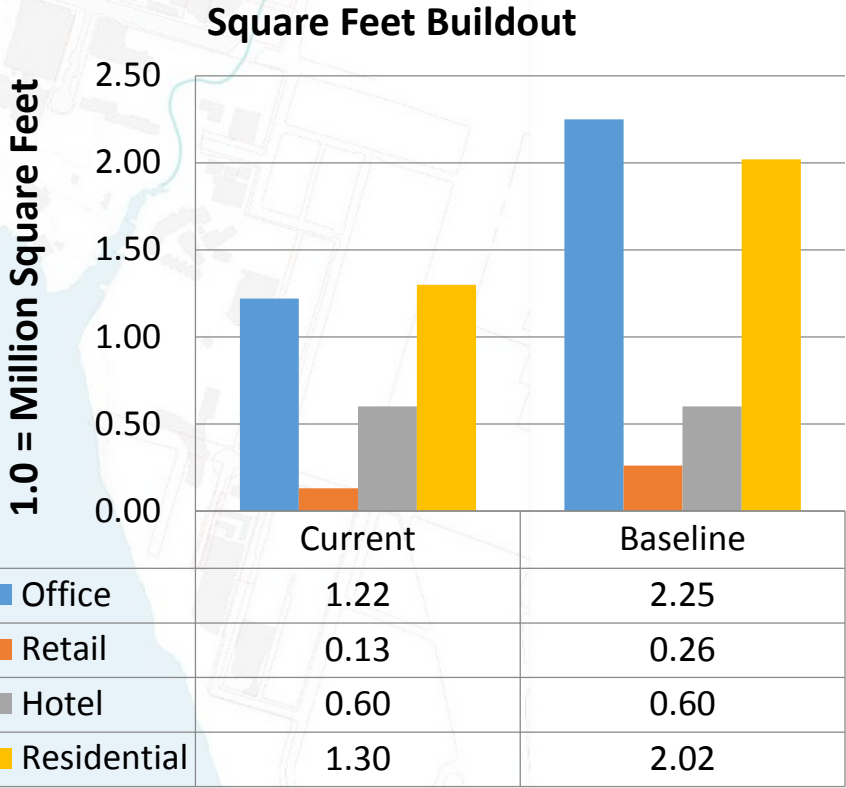
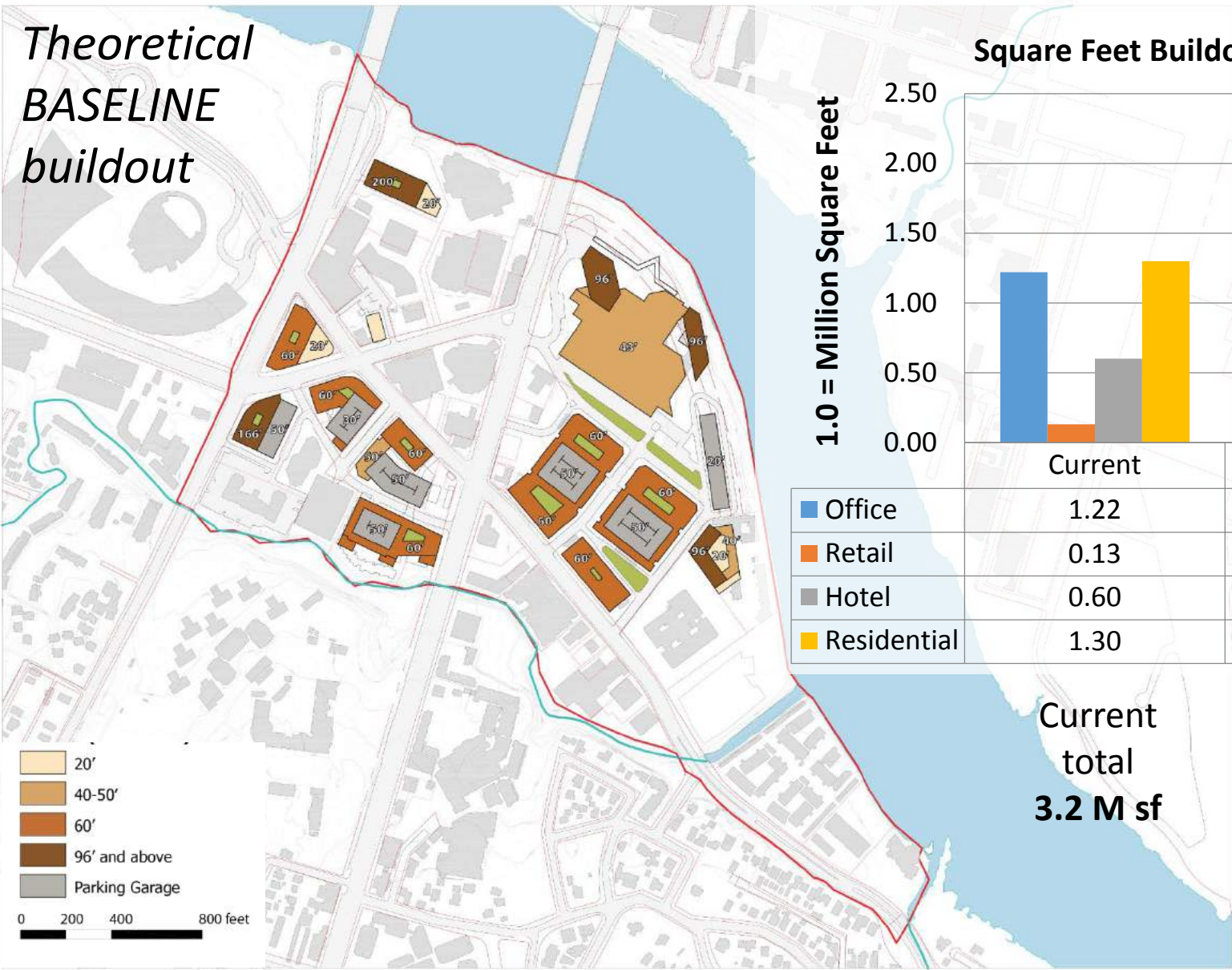
# SCW TOMORROW: Under Current Entitlements





# SCW TOMORROW: Under Current Entitlements

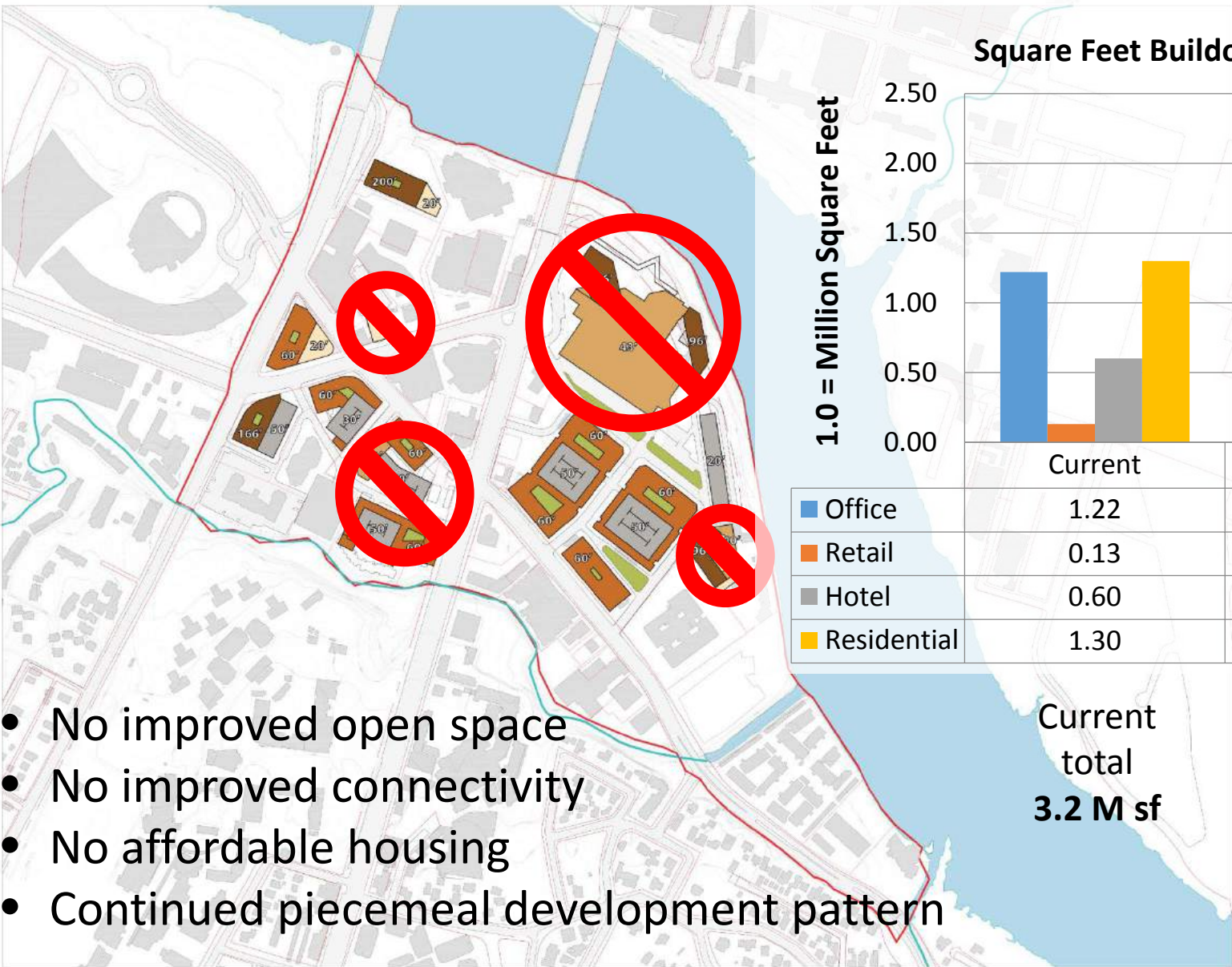
*Theoretical  
BASELINE  
buildout*



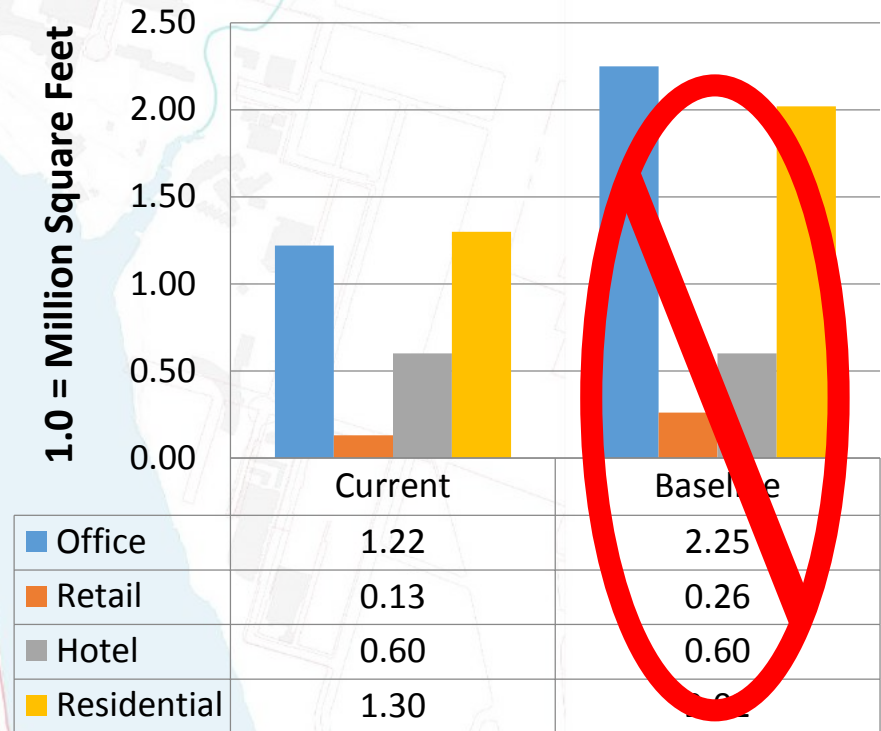
Current  
total  
**3.2 M sf**

Theoretical  
Baseline  
**5.1 M sf**

# SCW TOMORROW: Financially Feasible Baseline



Square Feet Buildout



Current  
total  
**3.2 M sf**

Feasible  
Baseline  
**4.6 M sf**

- No improved open space
- No improved connectivity
- No affordable housing
- Continued piecemeal development pattern



# Imaging a better future: 2012 AIA | SDAT

## DESIGNING SOUTH SHORE CENTRAL



AUSTIN, TX- 2012

**AIA** Communities by Design  
ENVISION. CREATE. SUSTAIN.



# Imaging a better future: 2013 UT | HUD Study



TEXAS URBAN  
FUTURES LAB  
University of Texas  
School of Architecture





# Imaging a better future: 2014 Interim Report

## South Central Waterfront Initiative

Interim Draft Vision Framework Report | August 2014



City of Austin

Planning and Development Review Department

Urban Design Division

# Imaging a better future: 2015/16 EPA Study



March 2016  
[www.epa.gov/smartgrowth](http://www.epa.gov/smartgrowth)



Greening America's Capitals

**GREENING THE SOUTH CENTRAL WATERFRONT**  
**AUSTIN, TEXAS**



# Engaging the Community: 6 Walkshops





# Engaging the Community: 6 Public Lectures



## Waterfront Talkabout 3

*Dollars & Sense: Smart Strategies to Fund Our Future*

**Monday, March 24<sup>th</sup>**  
**7-9 pm | Doors at 6:30 pm**  
**St. David's Episcopal Church | 301 East 8<sup>th</sup> Street**  
 Light refreshments will be served.



**Dollars & Sense: Smart Strategies to Fund Our Future**

**Dr. Abe Farkas** | Director of Development Services at ECONorthwest | Portland, OR

Abe is an expert in strategic planning and crafting urban development partnerships nationwide. He served on Austin's 2012 AIA SDAT.

**Rebecca Leonard** | President of Design Workshop | Austin, TX

Rebecca's firm, Design Workshop, has won regional and national awards for projects which merge quality place-making design with practical approaches for implementation and funding.


*Given market conditions and zoning already in place, over \$1 billion dollars*



## Waterfront Talkabout 4


**Wednesday, May 6<sup>th</sup> 2015 | 7 pm | Doors at 6:30 pm**  
**Mexican American Cultural Center | 600 River St.**  
 Parking is free in MACC lot






## Principles for Remaking the Urban Waterfront


**Alex Krieger, FAIA**, an internationally renowned architect, urban designer, Harvard professor, writer, and a global expert on riverfront planning, will speak on the principles for creating vibrant, beautiful, and welcoming waterfronts. Krieger's talk will draw on his considerable contributions to waterfront design and planning, which include his acclaimed work in Boston, Louisville, Washington DC, Pittsburgh, Detroit, Montreal, and the renovation of Shanghai's riverfront Bund.



M. Krieger is a principal at HOKU, a global architecture and planning firm, and a professor at the Harvard Graduate School of Design, where he has served as the head of the Urban Design Program. His many publications include *Remaking the Urban Waterfront* and *10 Principles for Waterfront Development*. He is a frequent advisor to mayors and their planning departments, has served as director for the National Endowment for the Arts' Mayors' Institute on City Design, lectures frequently at conferences and universities in the US and abroad, and was appointed to the US Commission of Fine Arts by President Obama.





*Pittsburgh, PA*



*Aerial view of waterfront park, Pittsburgh, PA*


## Waterfront Talkabout 5

**Wednesday, July 8<sup>th</sup> 2015 | 7 pm | Doors at 6:30 pm**  
**Mexican American Cultural Center | 600 River St.**  
 Parking is free in MACC lot



**Designing Urban Landscapes For People and Nature**

**Scott Catala**, a Principal at CMG Landscape Architecture, a nationally awarded design firm based in San Francisco, will speak on landscape as a framing device for new urban development. He will show examples of how green infrastructure enriches the urban landscape and highlight an innovative funding model for building and



## Waterfront Talkabout 6

**Monday, May 23<sup>rd</sup> 2016 | 6 pm | Doors at 5:30 pm**  
**Texas School for the Deaf | 1102 S. Congress Ave.**





**A Vision Framework Plan for the South Central Waterfront**

The **SCW Vision Framework Plan** is the result of a multiyear effort of planning and community engagement. The Plan sets aspirations and recommendations to help ensure that expanded park spaces, public gathering places, green streets, and affordable housing are central to the future redevelopment of this rapidly changing area. The City Council will consider adopting the Plan at a June 9<sup>th</sup> public meeting.


Learn about the SCW Vision Framework Plan, and hear from key consultants who have contributed to the making of the plan:

**Margaret Robinson PLA**, co-founder and Principal of Asakura Robinson, an award-winning landscape architecture, planning, and urban design firm.




Asakura Robinson has helped craft the physical framework for the SCW Plan to create a great public realm for the district.


**Dr. Abe Farkas** | Director of Development Services at ECONorthwest | Portland, OR



Abe is an expert in finance, real estate development, and crafting urban development partnerships nationwide. His firm has helped create the financial framework for the SCW Plan. The financial framework sets strategies to fund the vision of



*South Central Waterfront Urban Plan*



*Waterfront of our vision framework plan*

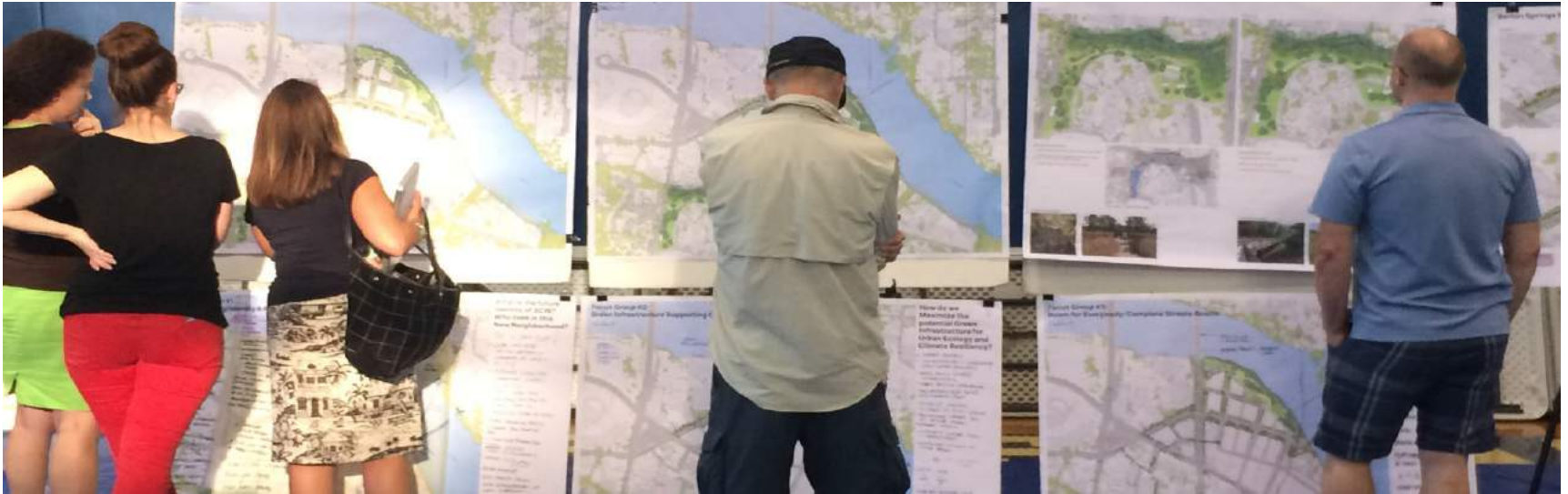


# Engaging the Community: Charrettes





# Engaging the Community: Vision Sessions





# Engaging the Community: Open Houses



# Engaging the Community: 1600+ people

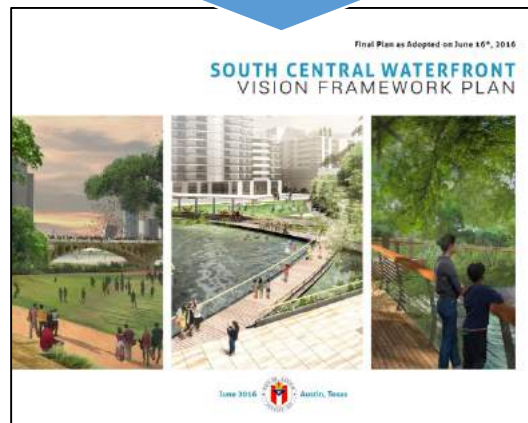
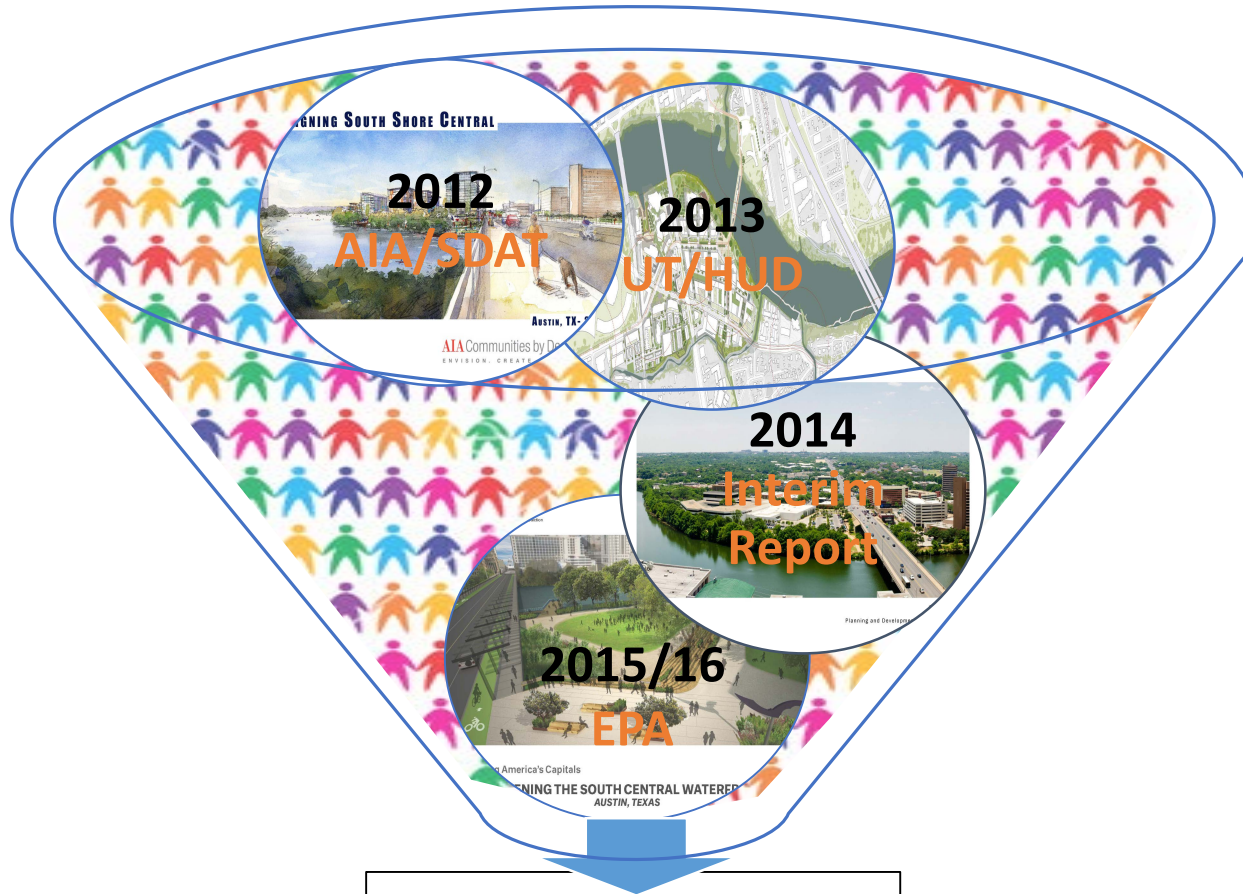


DATE	ATTENDANCE	EVENT
February 27, 2012	75	Waterfront Talk with SDAT leader Harris Steinberg
June 4, 1012	80	SDAT Roundtables
June 4, 2012	125	SDAT Kickoff
June 6, 2012	170	SDAT Final Presentation
May 13, 2013	155	Sustainable Places Project Presentation
January 11, 2014	174	WALKabout #1
January 21, 2014	116	TALKabout #1
February 12, 2014	73	TALKabout #2
March 24, 2014	78	TALKabout #3
April 5, 2014	55	WALKabout #2
April 25 - 28, 2014	170	Vision + Design Intensive
May 6, 2015	130	TALKabout #4
July 8, 2015	105	TALKabout #5
August 29, 2015	16	Artists Walkshop #1
September 1-3, 2015	125	EPA Vision + Design Intensive
September 24, 2015	15	Artists Walkshop #2
October 18, 2015	12	Artists Walkshop #2
May 1, 2016	120	Open Air Open House
May 23, 2016	30	TALKabout #6





# All Together Now: 2016 SCW Vision Framework Plan



# SCW Framework Plan: Adopted June 2016

Final Plan as Adopted on June 16<sup>th</sup>, 2016

## SOUTH CENTRAL WATERFRONT VISION FRAMEWORK PLAN



June 2016



Austin, Texas



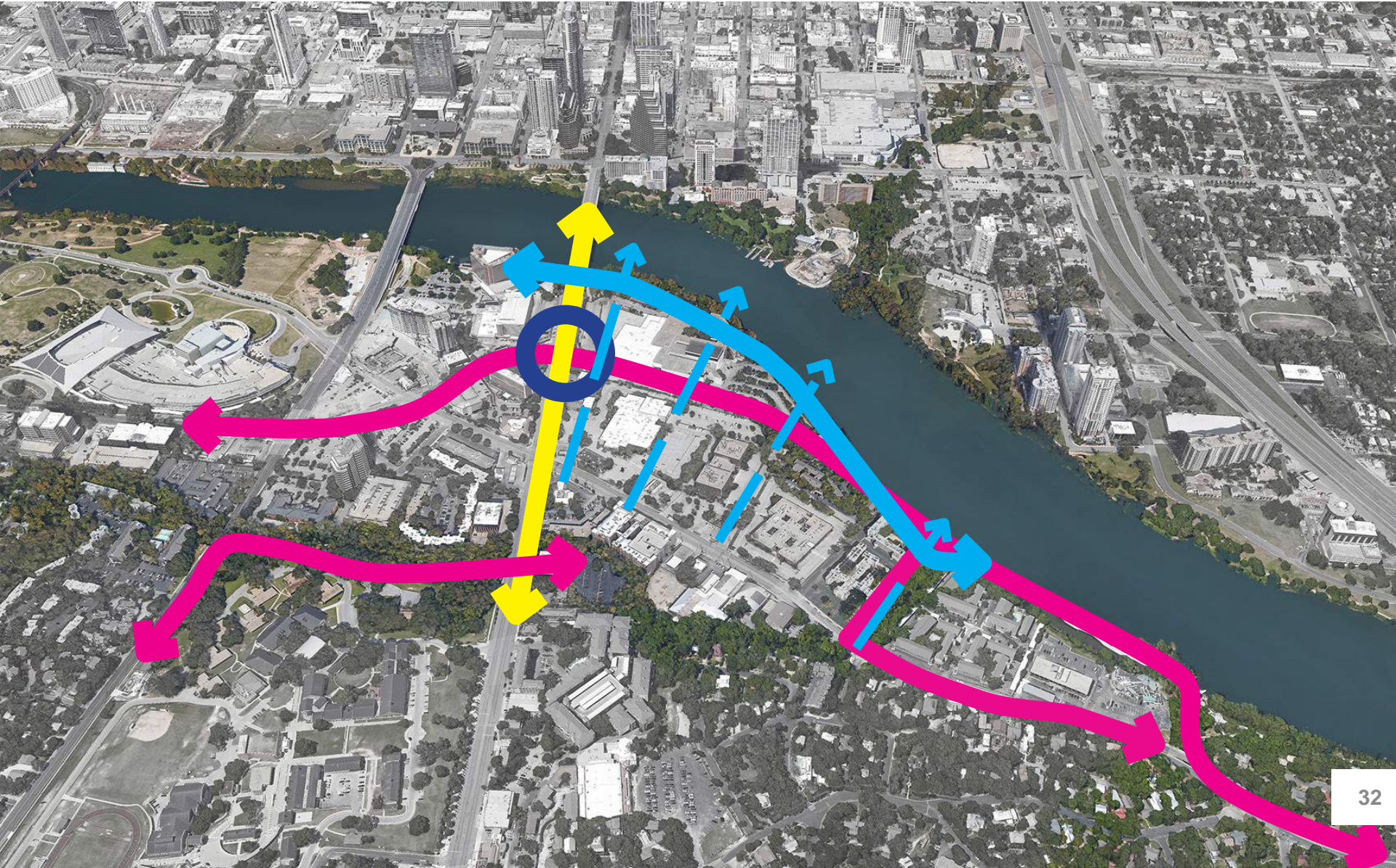
## SCW Framework Plan: The three legged stool

Three requirements for successful transformation:

- **A Physical Framework:** green streets, pedestrian connections & open space for a great public realm.
- **A Financial Framework:** district-wide value capture, strategic capital investments and bonus entitlements to fund public realm and affordable housing.
- **A Proactive City Framework:** public-private partnerships and leverage city assets in order to achieve community goals.



**PHYSICAL FRAMEWORK:** A network of streets, pedestrian connections and open spaces for a great public realm





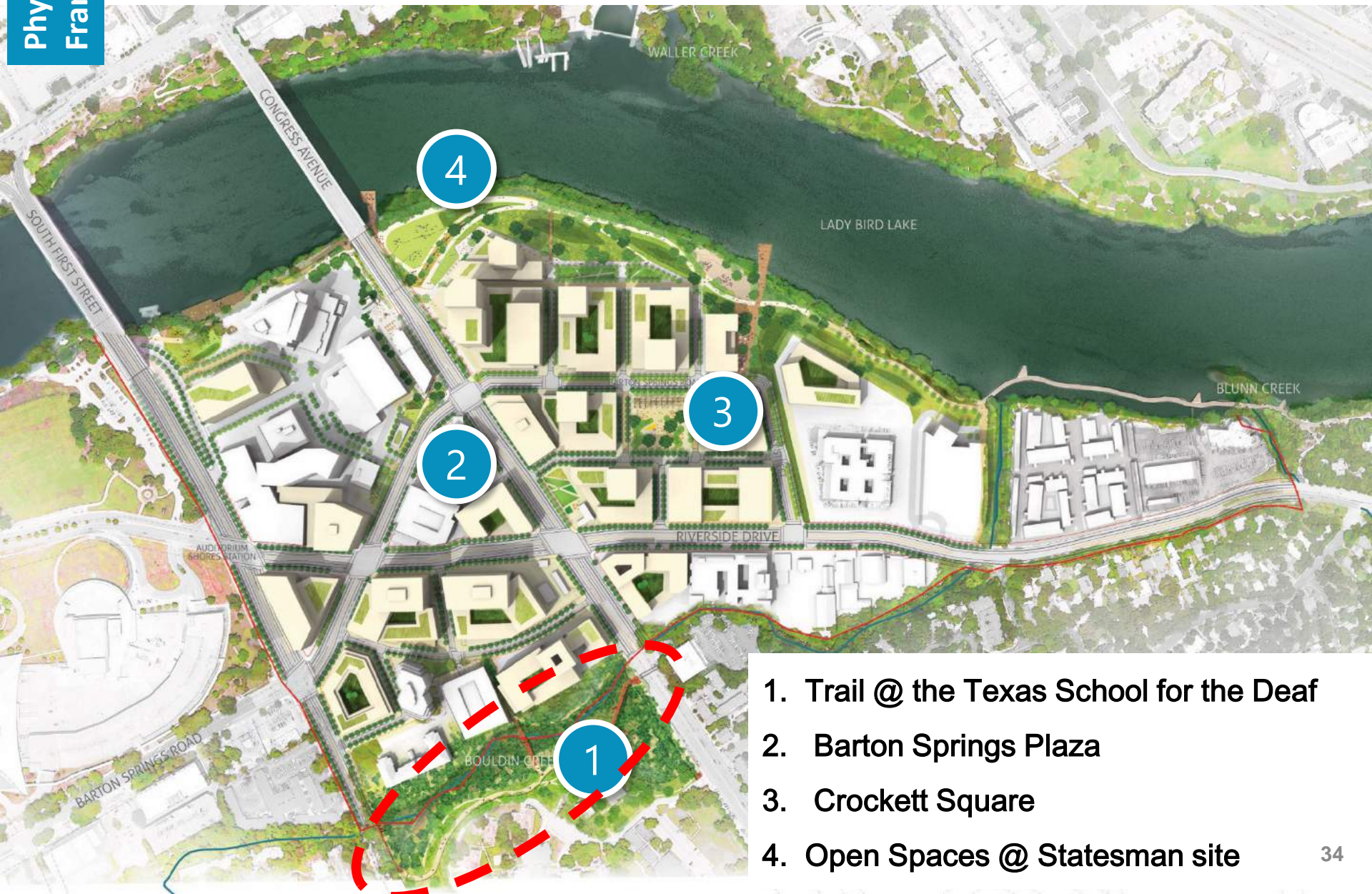
# Public Realm First for Rational Development

1. Expanded Waterfront Open Space
2. Catalyst Open Space, Trails & Green Streets
3. Developer added Green Streets
4. Existing Roadway Improvements
5. Public Realm Framework for development





# Key Placemaking Prospects: Catalyst Anchors



1. Trail @ the Texas School for the Deaf
2. Barton Springs Plaza
3. Crockett Square
4. Open Spaces @ Statesman site



# Key Placemaking Prospects: Bouldin Creek Trail

*\* Image below included in the adopted City of Austin SCW Plan*





# Key Placemaking Prospects: Bouldin Creek Trail

\* Image below included in the draft Texas Facilities Commission TSD Master Plan

Texas School for the Deaf | 2016 Campus Master Plan





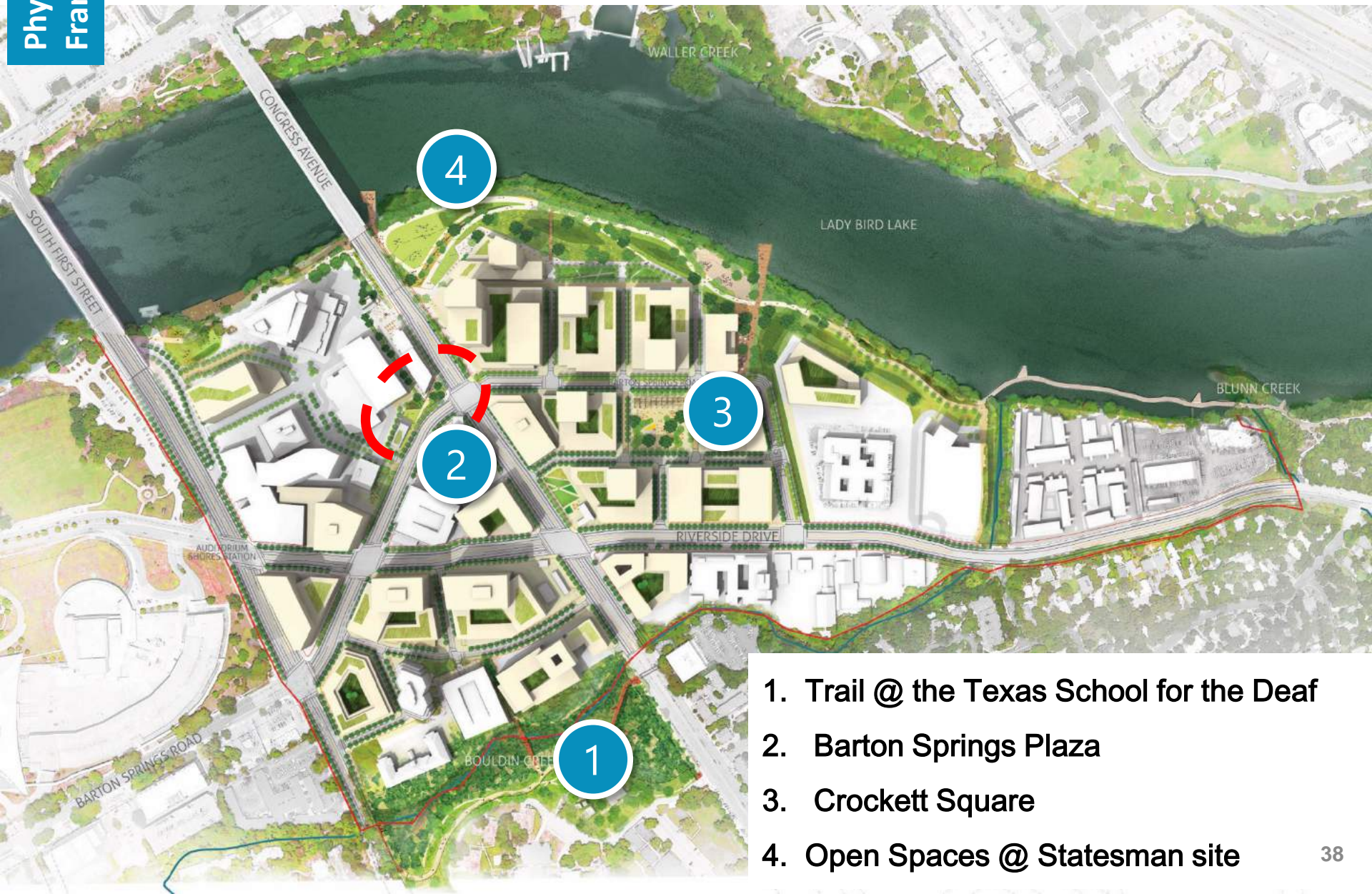
## Key Placemaking Prospects: Bouldin Creek Trail



Looking from Congress Avenue to the Texas School for the Deaf  
(Bouldin Creek @ right)



# Key Placemaking Prospects: Barton Springs Plaza



1. Trail @ the Texas School for the Deaf
2. Barton Springs Plaza
3. Crockett Square
4. Open Spaces @ Statesman site



## Key Placemaking Prospects: Barton Springs Plaza



Looking from Congress Avenue towards Barton Springs Road  
(@ location of existing “free right”)

Image from EPA Report  
& the SCW Plan



## Key Placemaking Prospects: Barton Springs Plaza



Looking from Congress Avenue towards Barton Springs Road  
(@ location of existing “free right”)

Image from Lake|Flato  
Fall 2015



## Key Placemaking Prospects: Barton Springs Plaza

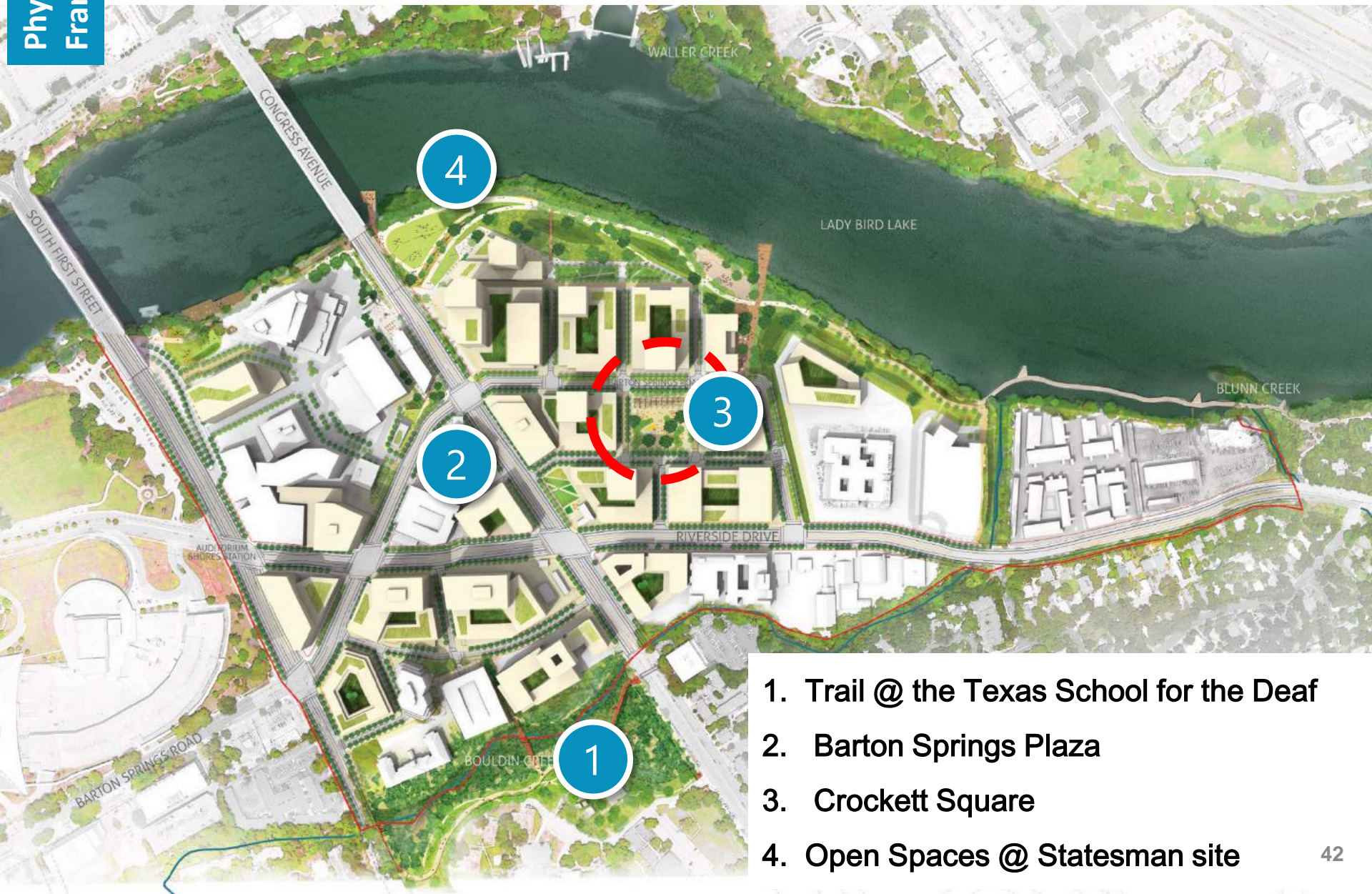


Looking from Congress Avenue towards downtown  
(Barton Springs Road to left)

Image from Lake | Flato  
Fall 2015



# Key Placemaking Prospects: Crockett Square



1. Trail @ the Texas School for the Deaf
2. Barton Springs Plaza
3. Crockett Square
4. Open Spaces @ Statesman site

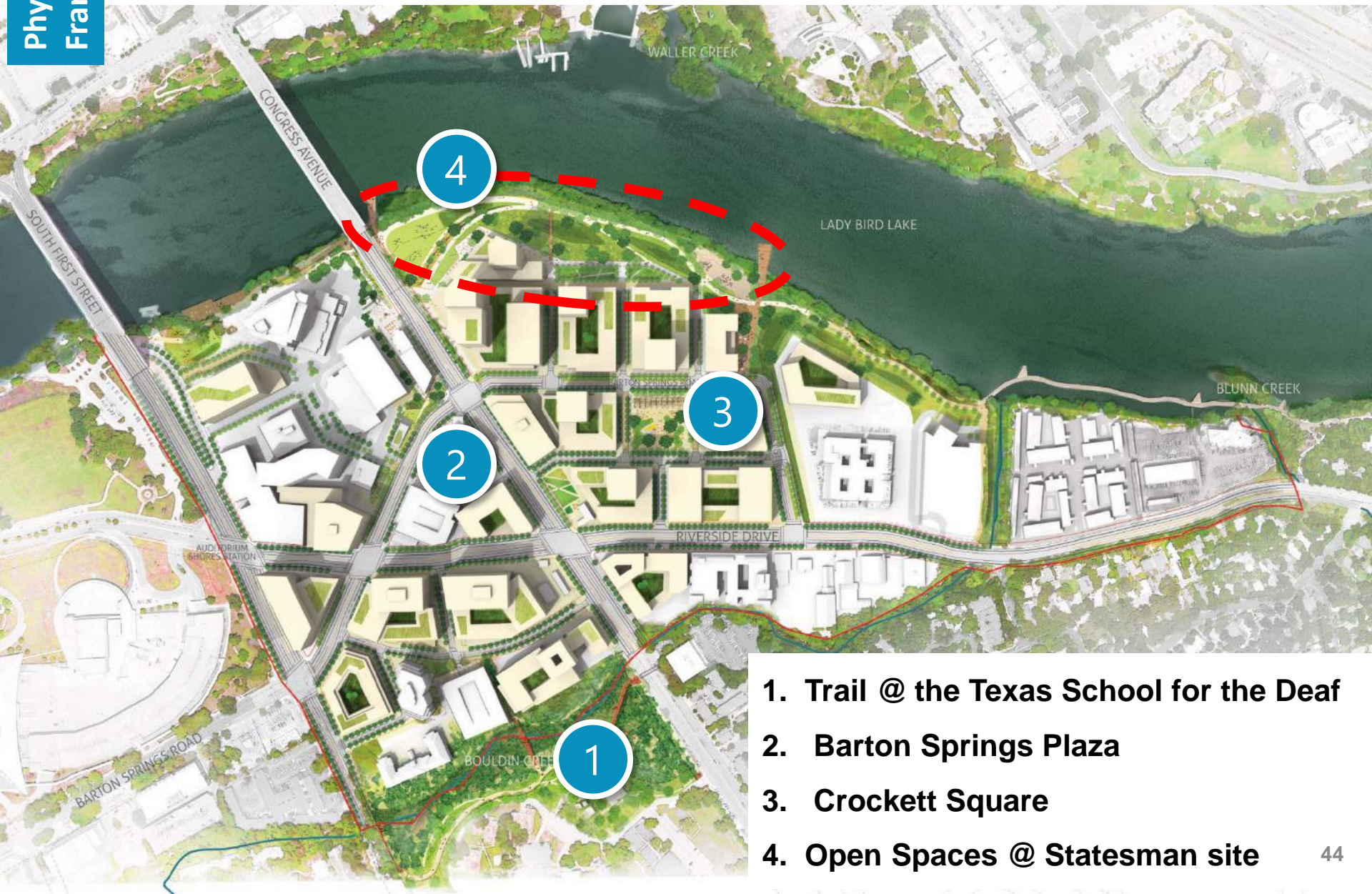


## Key Placemaking Prospects: Crockett Square





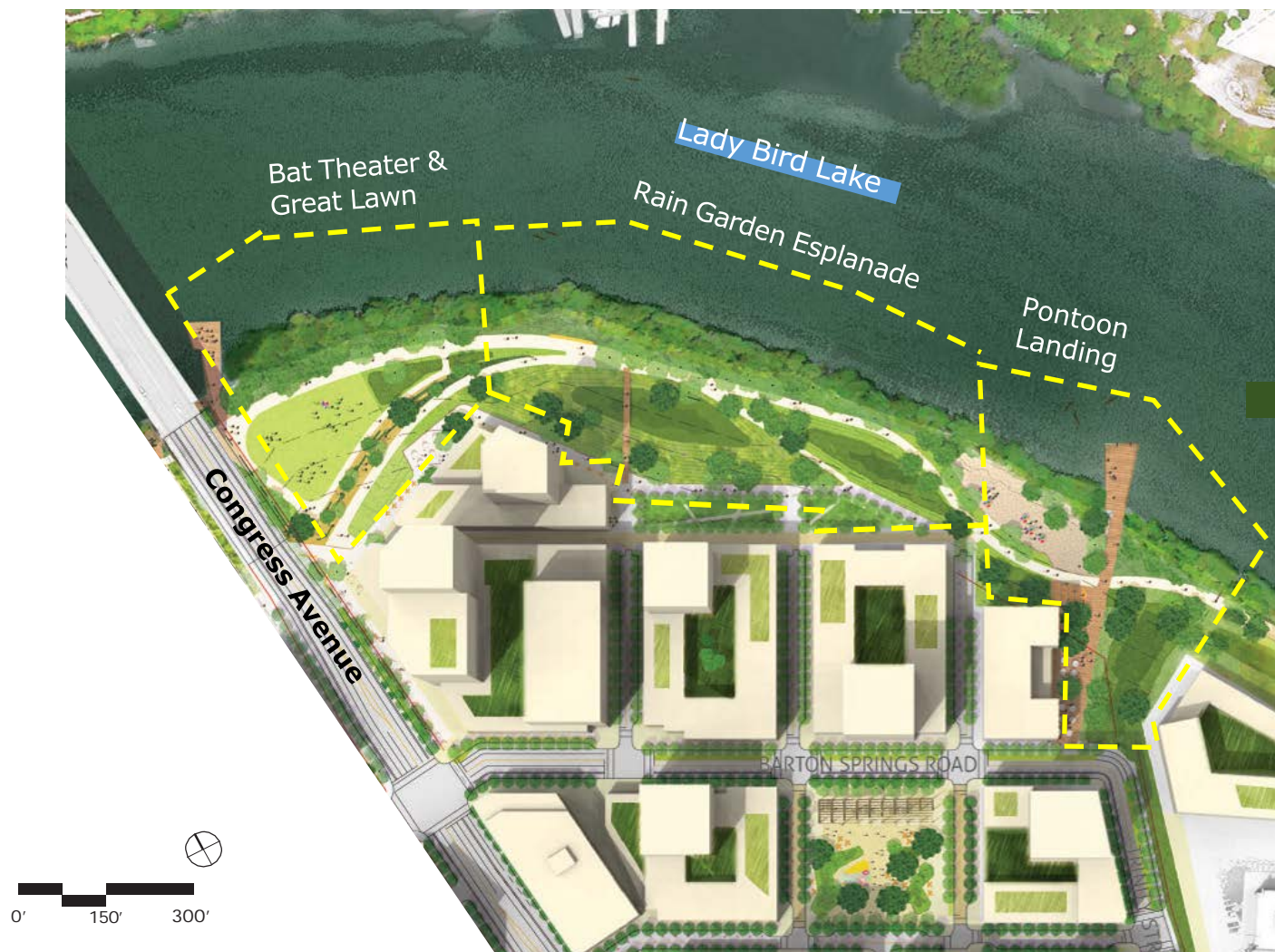
# Key Placemaking Prospects: Statesman Open Spaces



1. Trail @ the Texas School for the Deaf
2. Barton Springs Plaza
3. Crockett Square
4. Open Spaces @ Statesman site



# Key Placemaking Prospects: Statesman Open Spaces





## Key Placemaking Prospects: Bat Theatre





## Key Placemaking Prospects: Great Lawn





## Key Placemaking Prospects: Pontoon Landing





# Placemakers + Green Streets: The Public Realm



# Placemakers + Green Streets: The Public Realm



**BAGBY STREET**  
Houston, TX

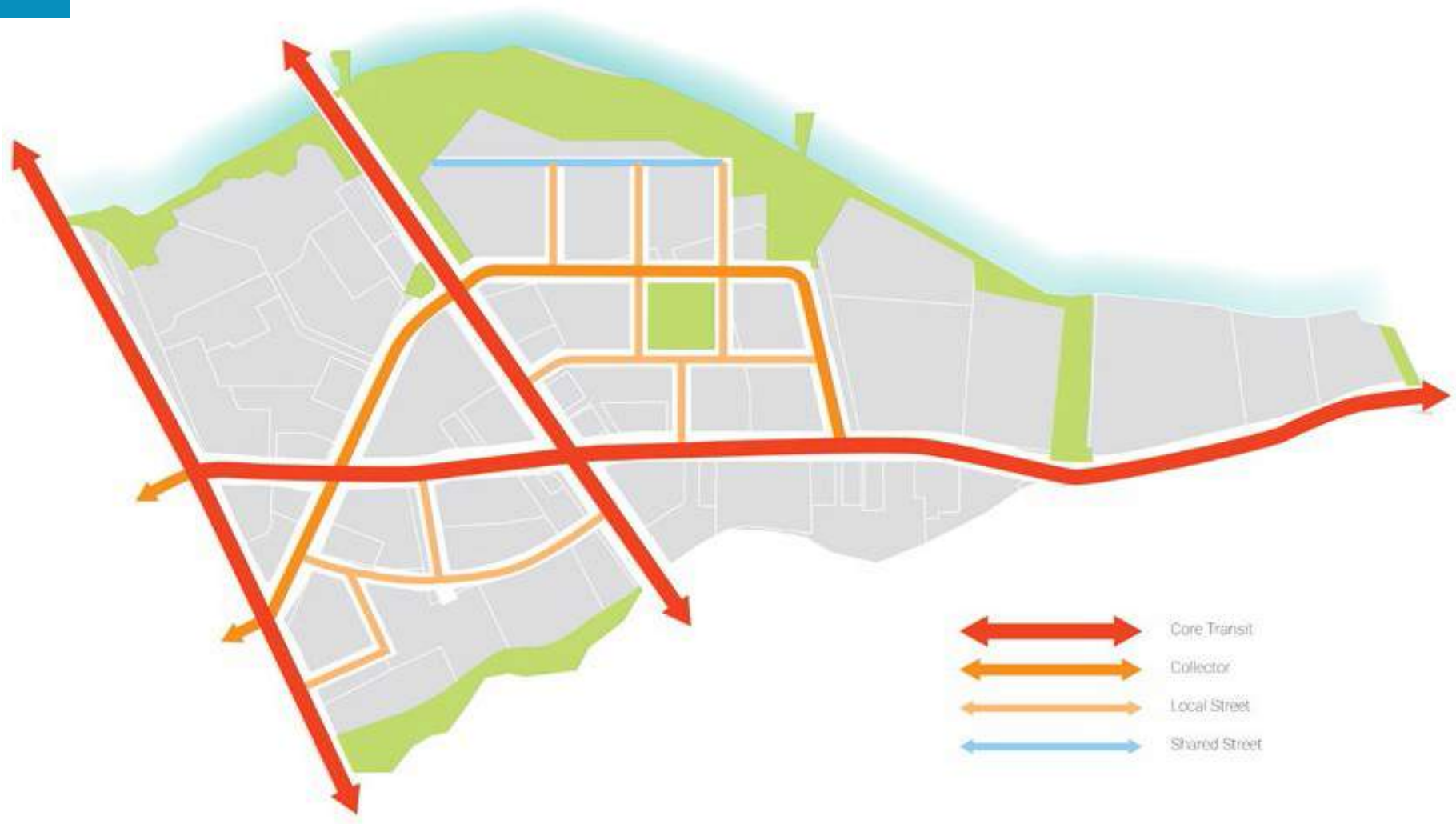


*Asakura Robinson /  
Design Workshop /  
Walter P Moore*



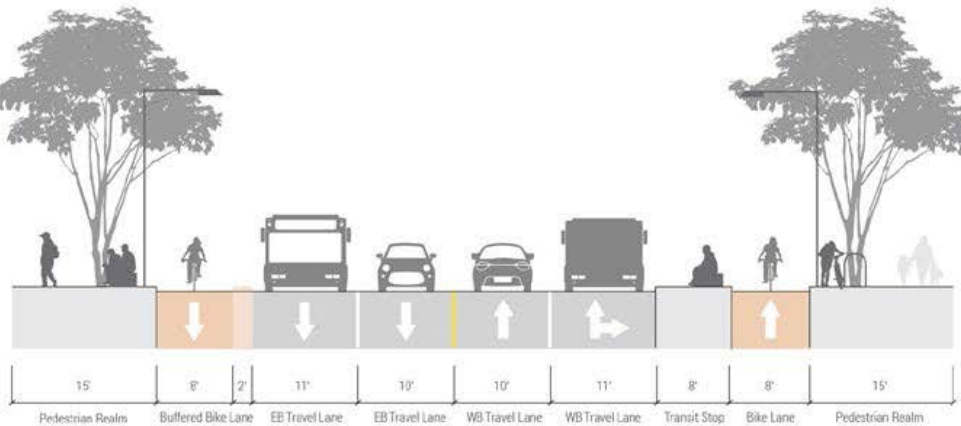


# Circulation & Transportation: Street Classification

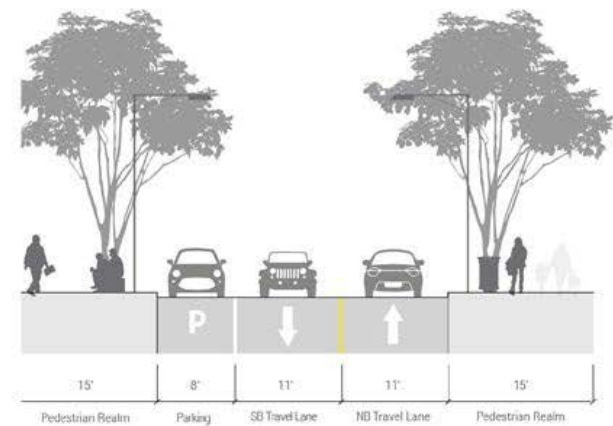


# Circulation & Transportation: Street Classification

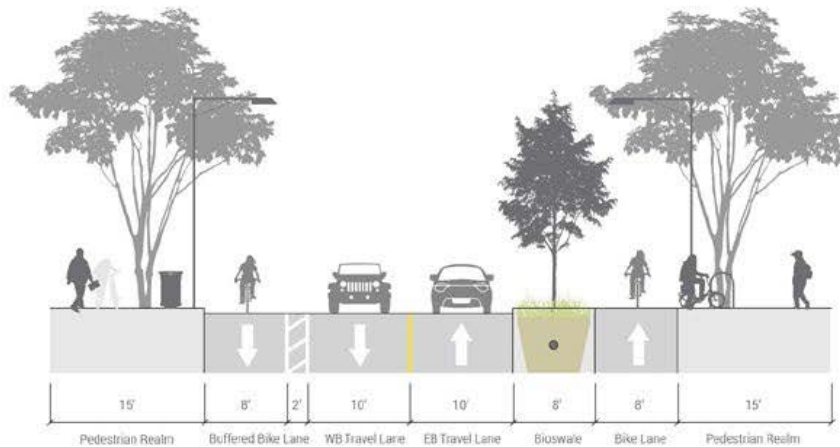
Core Transit



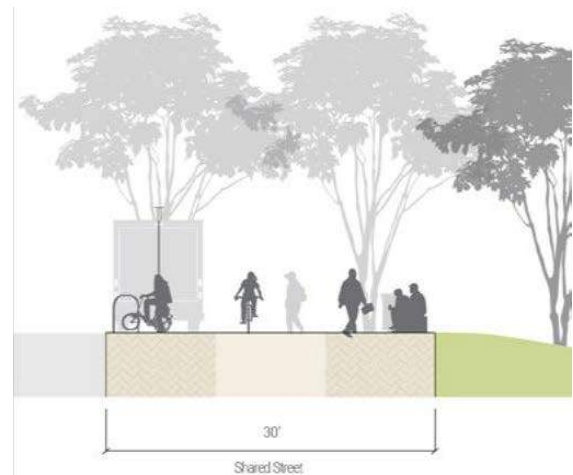
Local



Collector

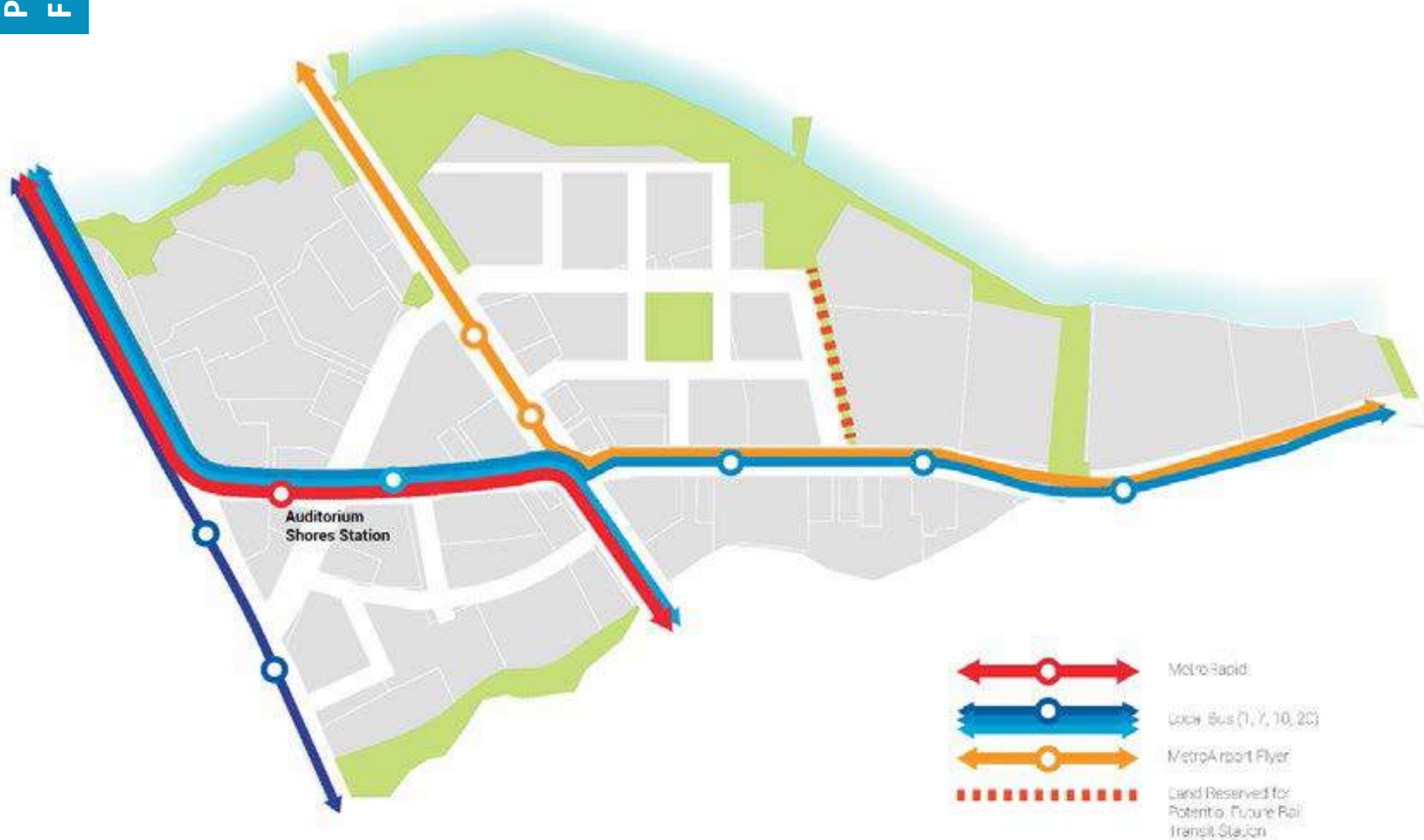


Shared

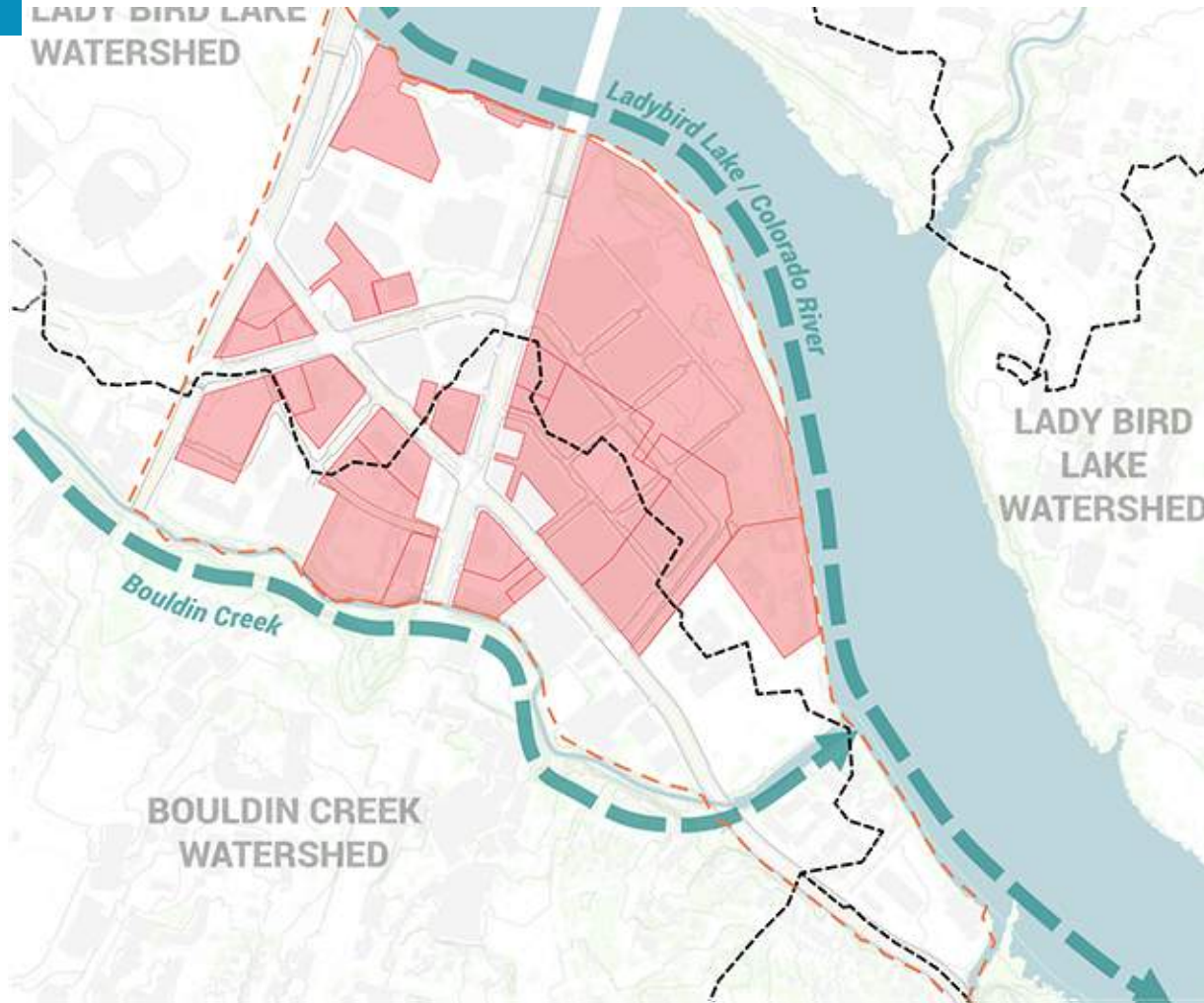




# Circulation & Transportation: Transit

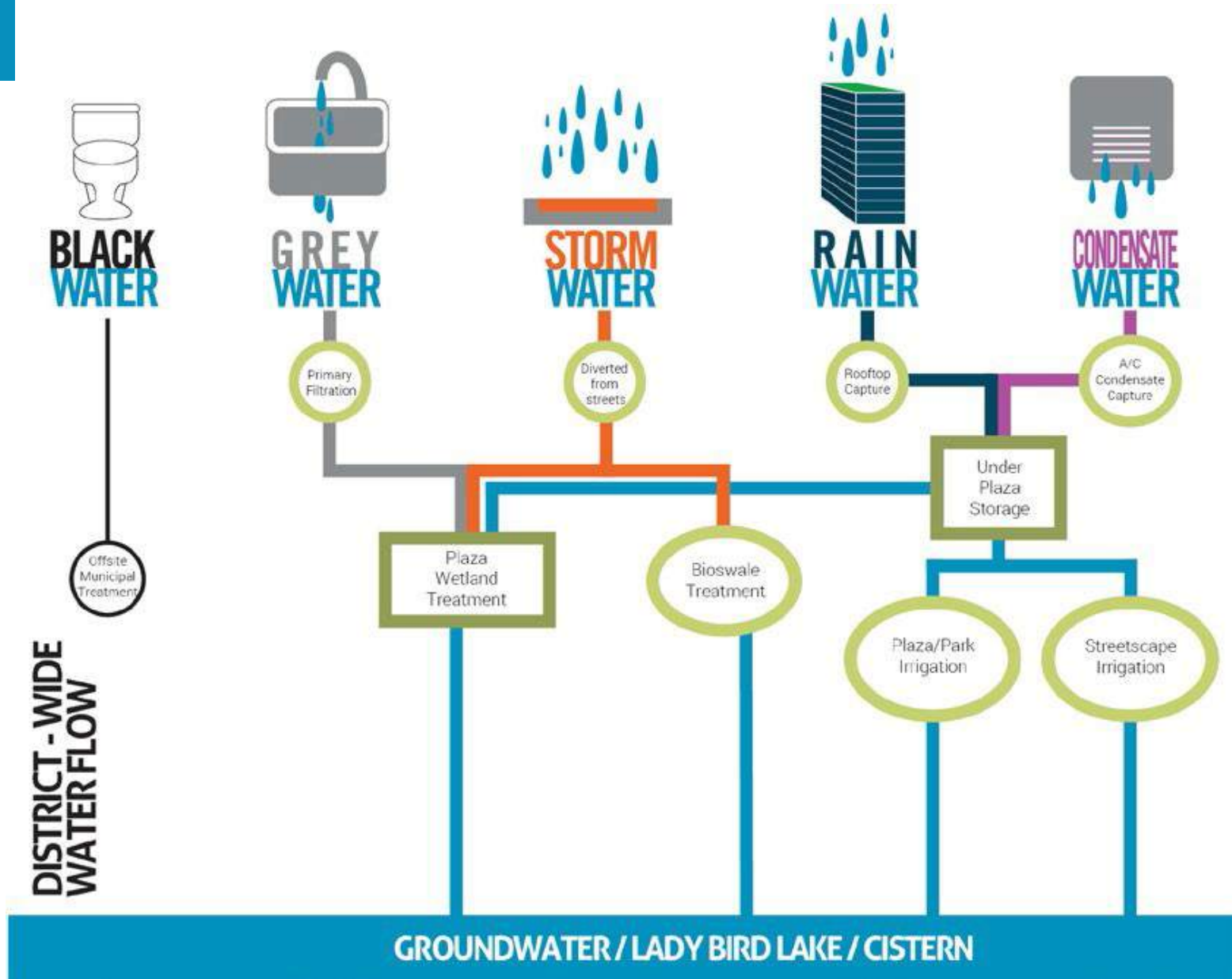


## Other District-Scale Possibilities: Water Resources

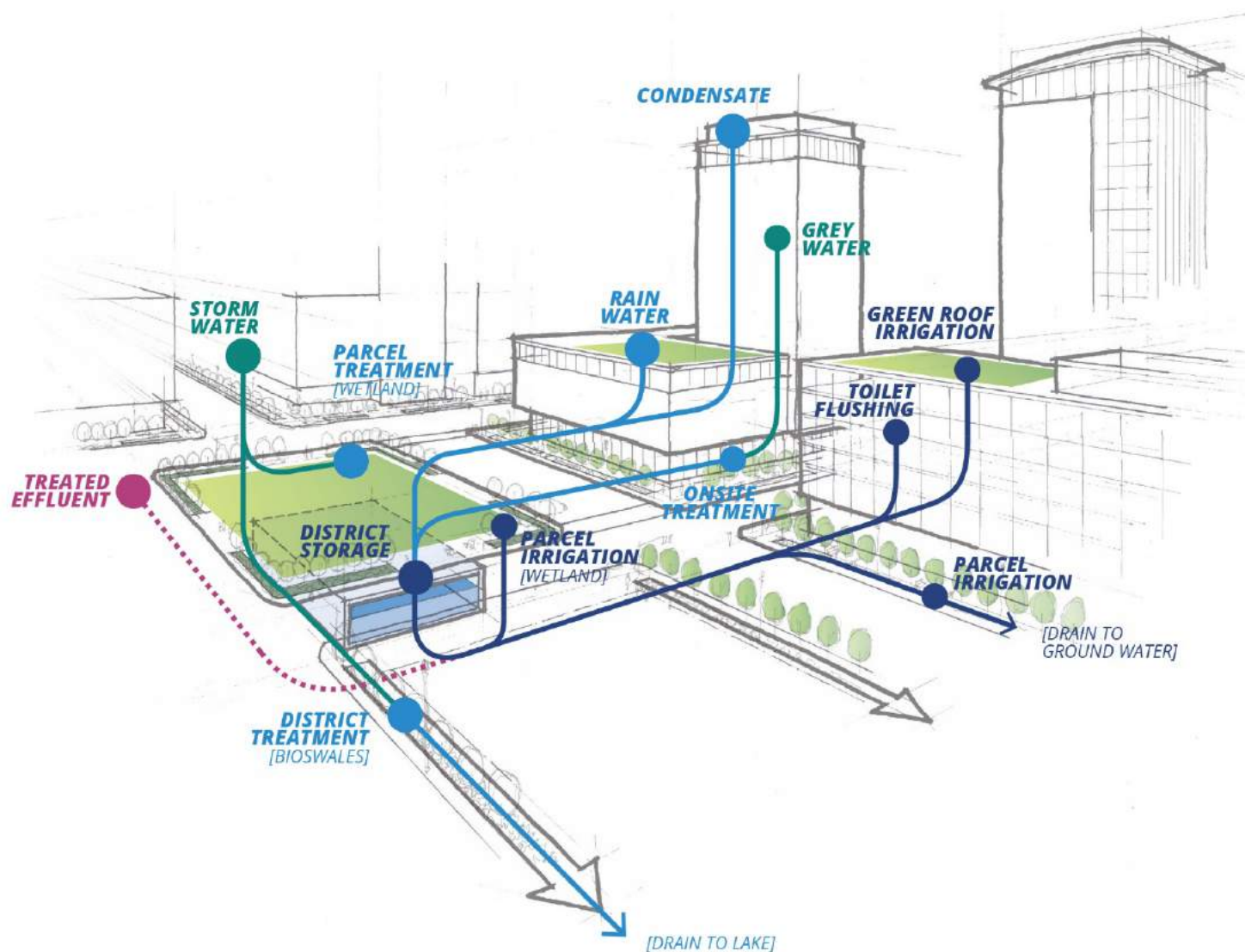




# Other District-Scale Possibilities: Water Management



## Other District-Scale Possibilities: Integrated Systems





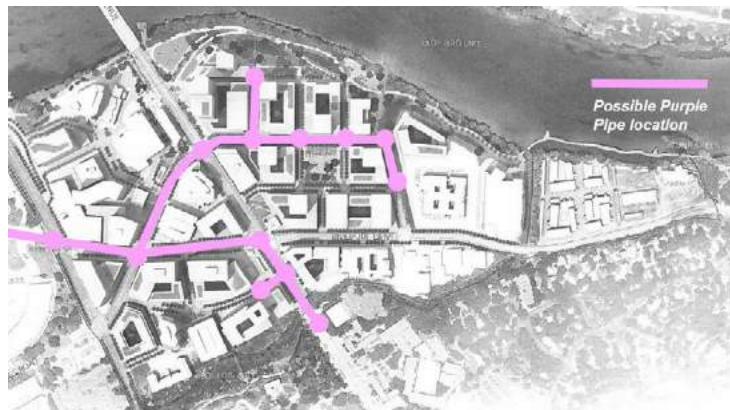
# Other District-Scale Possibilities: Water Resources



Building Rainwater Reuse



District Stormwater Reuse

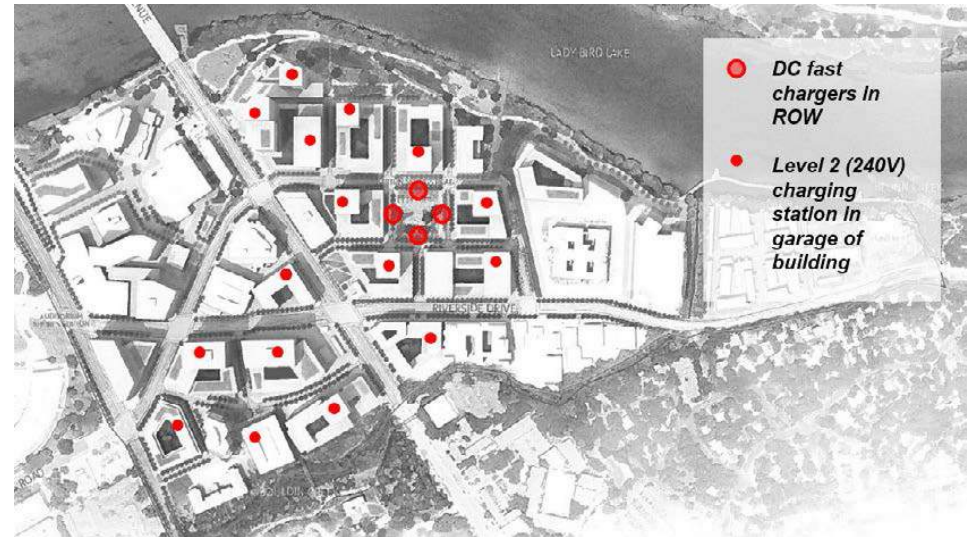


Reclaimed Water



District Cooling

## Other District-Scale Possibilities: Electric



### District Solar



### District Charging (PEV)



## SCW Framework Plan: The three legged stool

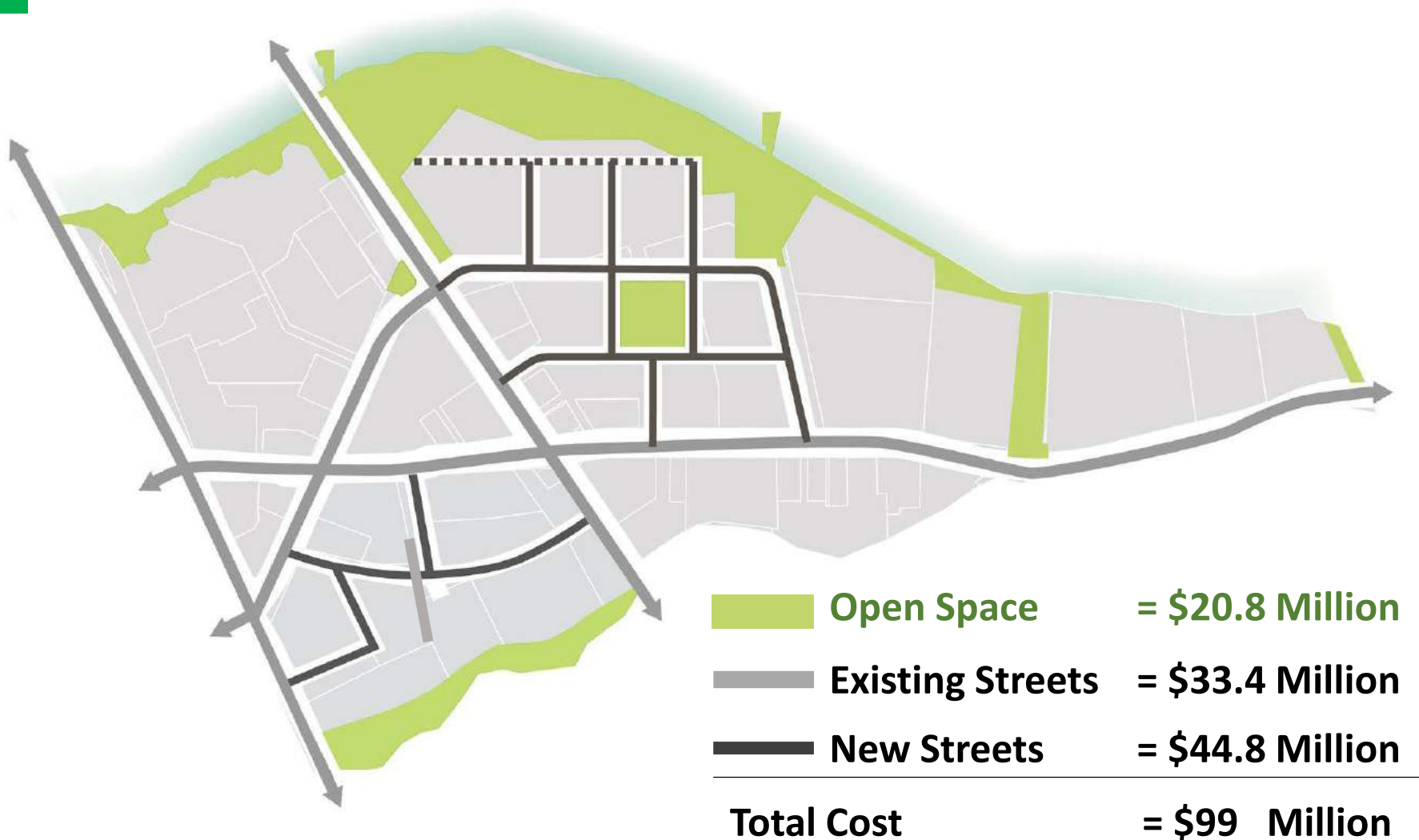
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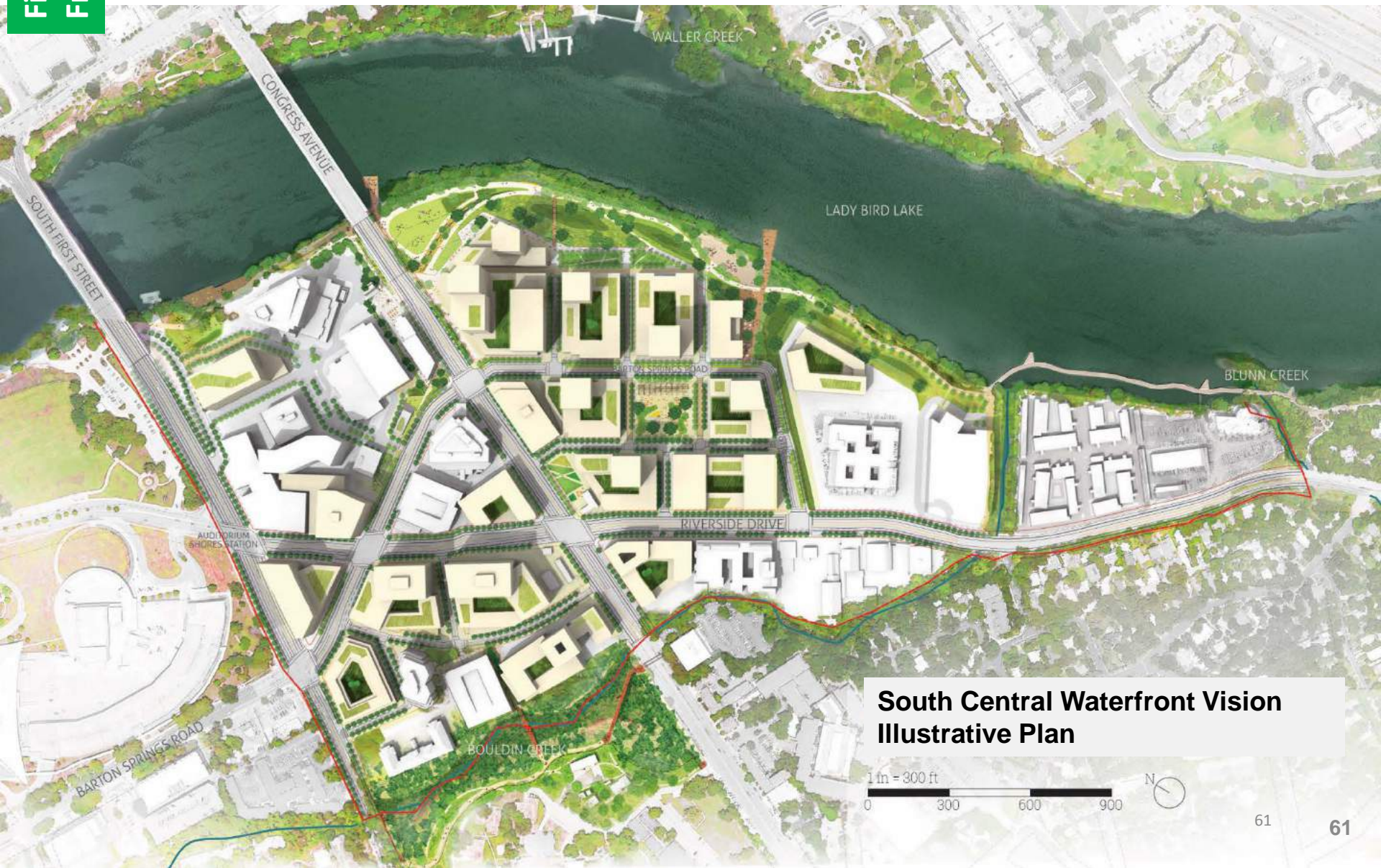
- **A Proactive City Framework:** public-private partnerships and leverage city assets in order to achieve community goals.

## Estimated Costs: Value of a quality of Public Realm





# Making Density Work: Value Capture & Cost Sharing



**South Central Waterfront Vision  
Illustrative Plan**

1 in = 300 ft  
0 300 600 900



# Making Density Work: Financial Toolkit

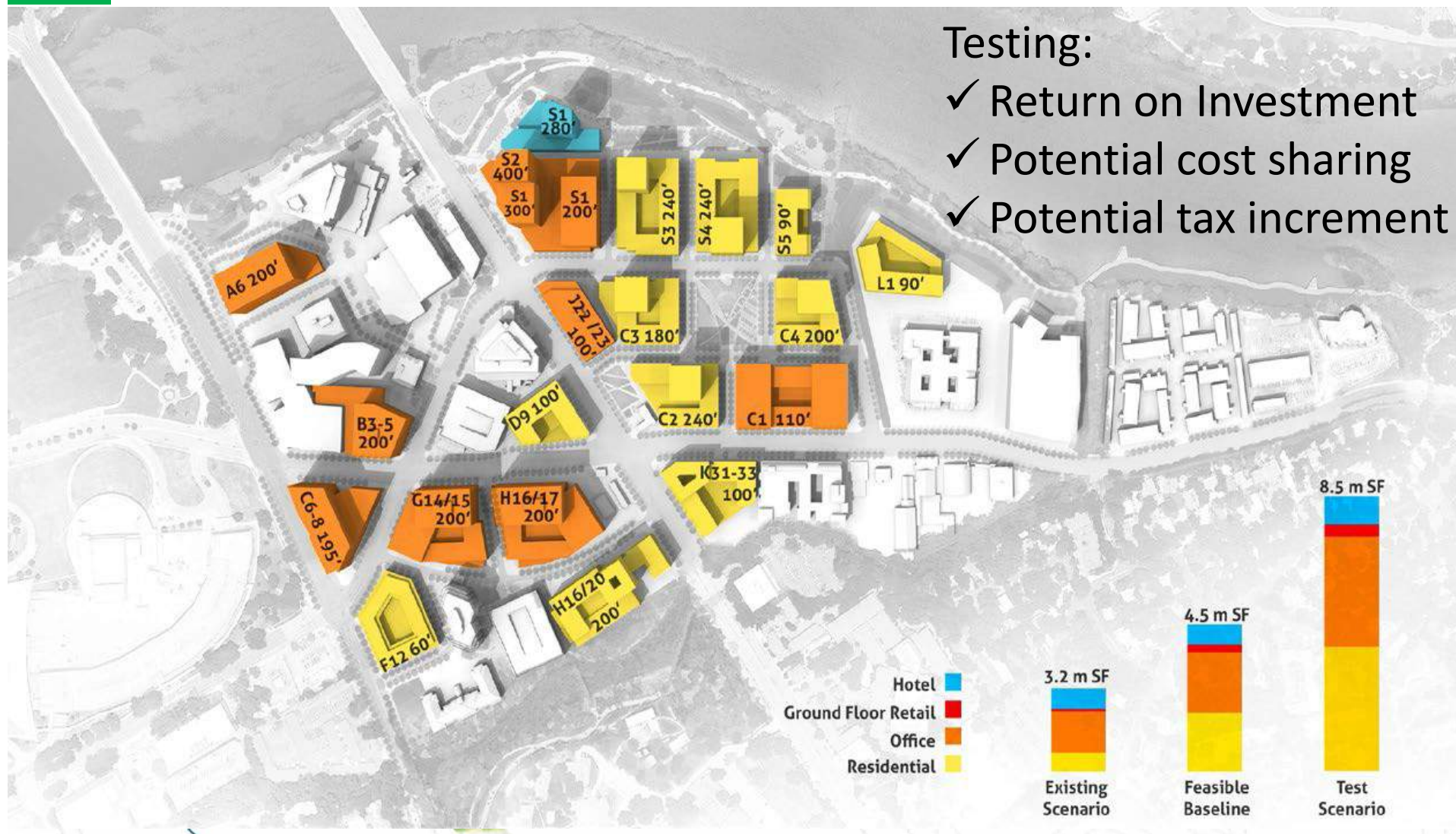
	Transportation Infrastructure	Parks & Open Spaces	Affordable Housing
<b>Privately Funded</b>			
Public Improvement District	✓	✓	✓
Transfer of Development Rights		✓	✓
Philanthropy		✓	✓
<b>Publicly Funded</b>			
Tax Increment Financing	✓	✓	
CIP Funds	✓	✓	
Parking Fund	✓		✓
Affordable Housing (tax abatements/credits, REIT)			✓



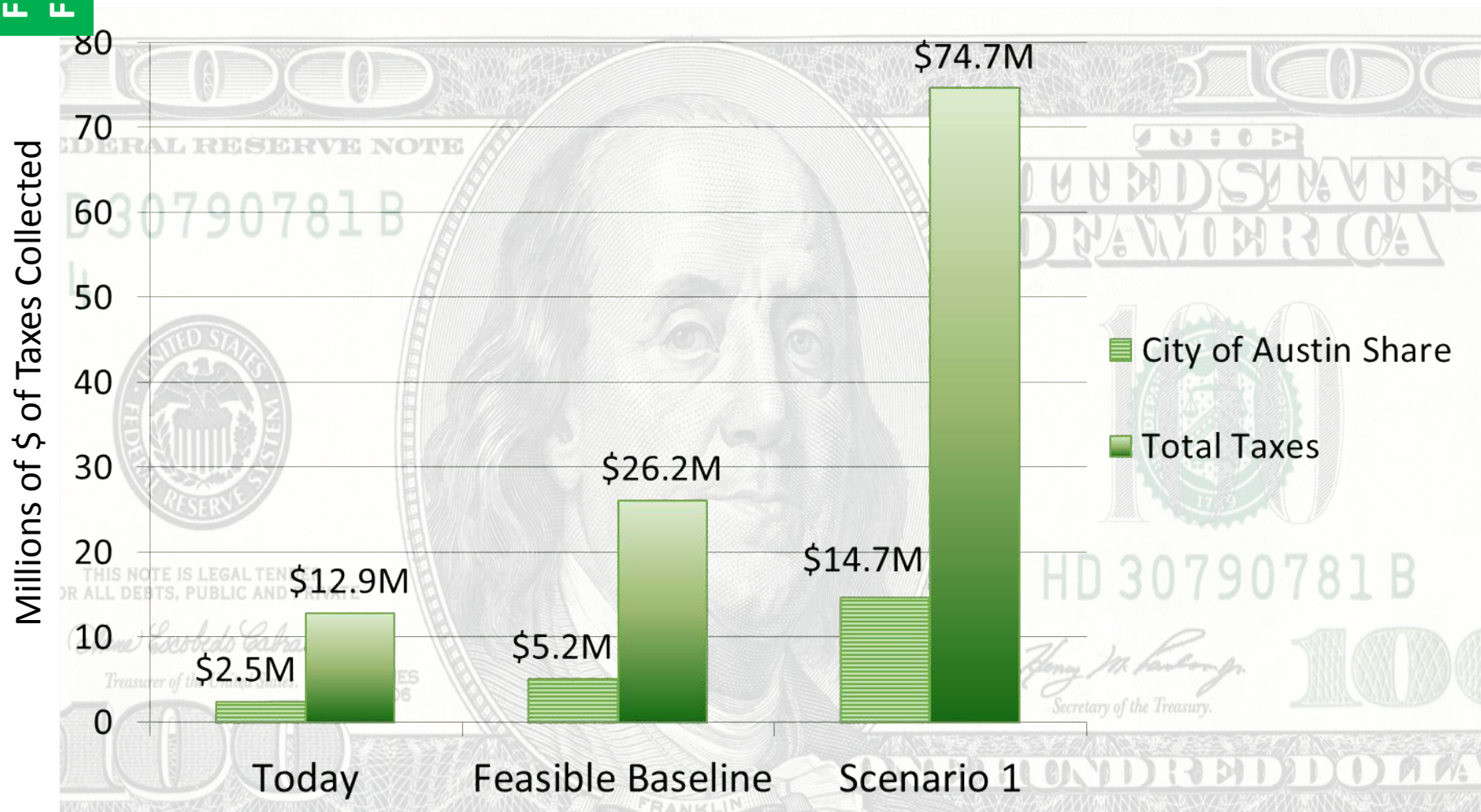
# Making Density Work: Test Scenario for Development

Testing:

- ✓ Return on Investment
- ✓ Potential cost sharing
- ✓ Potential tax increment



# Making Density Work: Testing Tax Increment

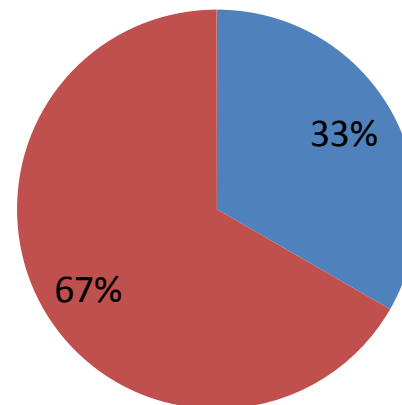




# Making Density Work: Financing the Public Realm

## Paying for Public Realm

■ PID / TIF ■ On Site



■ Open Space = \$20.8 Million

■ Existing Streets = \$33.4 Million

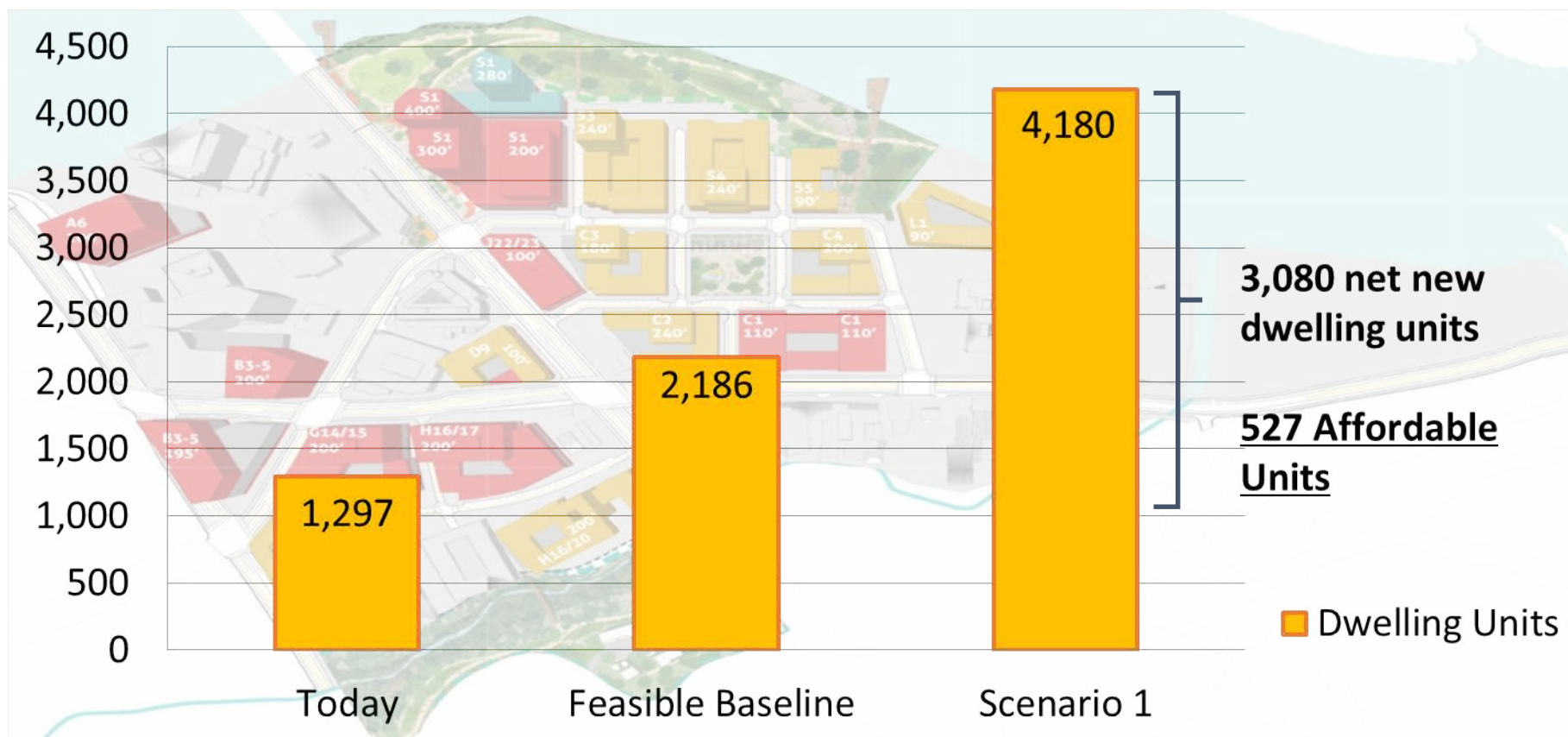
■ New Streets = \$44.8 Million

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**Total Cost = \$99 Million**

## Leadership: Commitment to Affordable Housing

**SCW Goal: 20% of net new units as affordable**





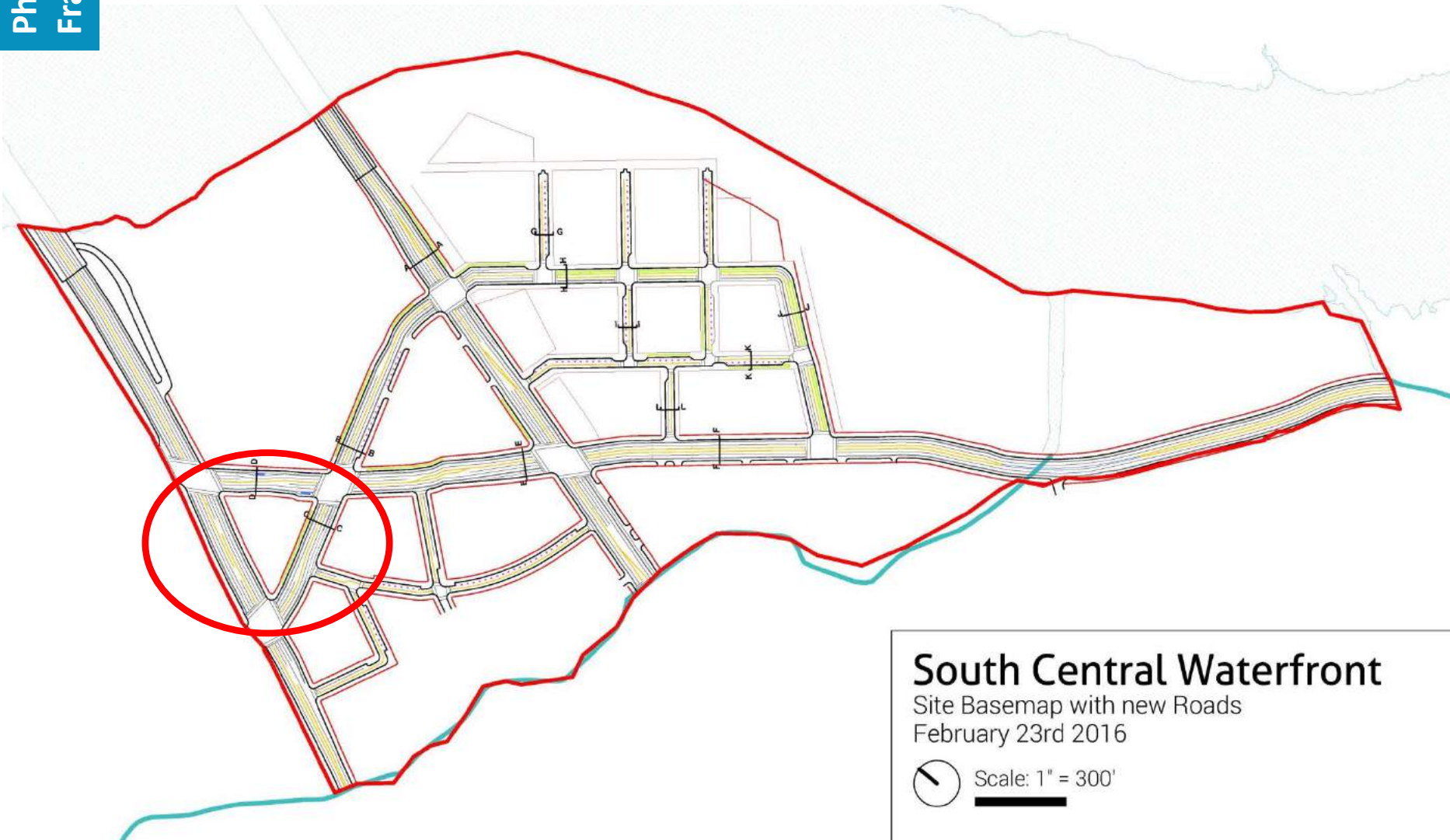
# SCW Initiative: Imagining the Future



Stephanie Bower | Architectural Illustration

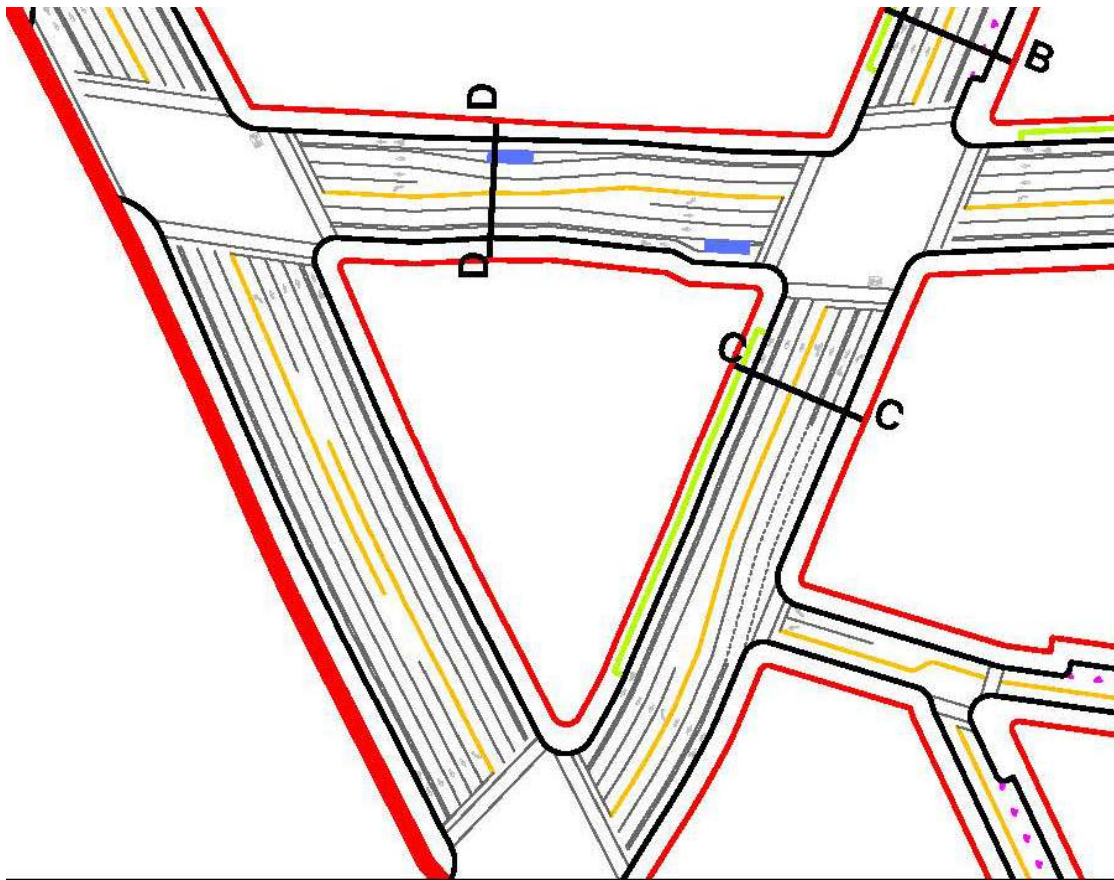


## Making Density Work: Onsite @ Triangle Site



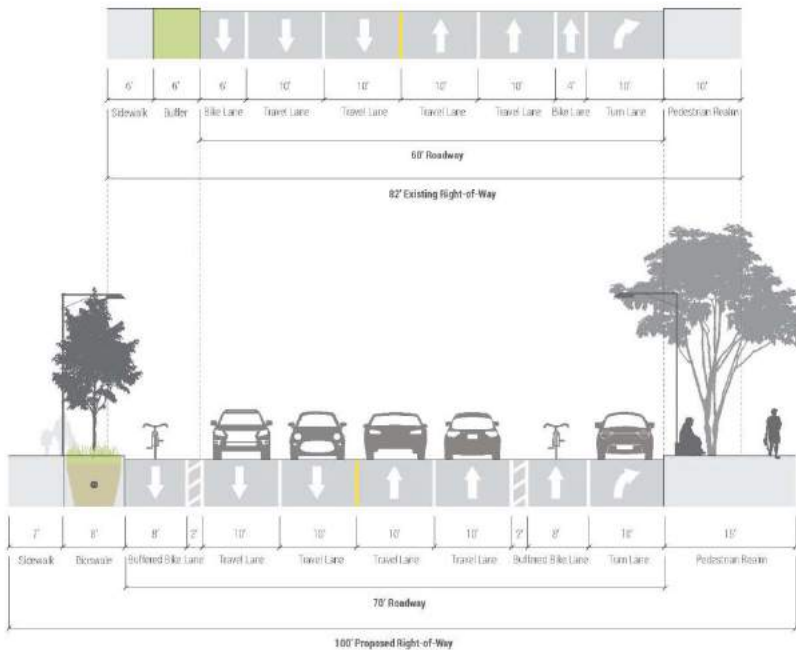


## Making Density Work: Onsite @ Triangle Site

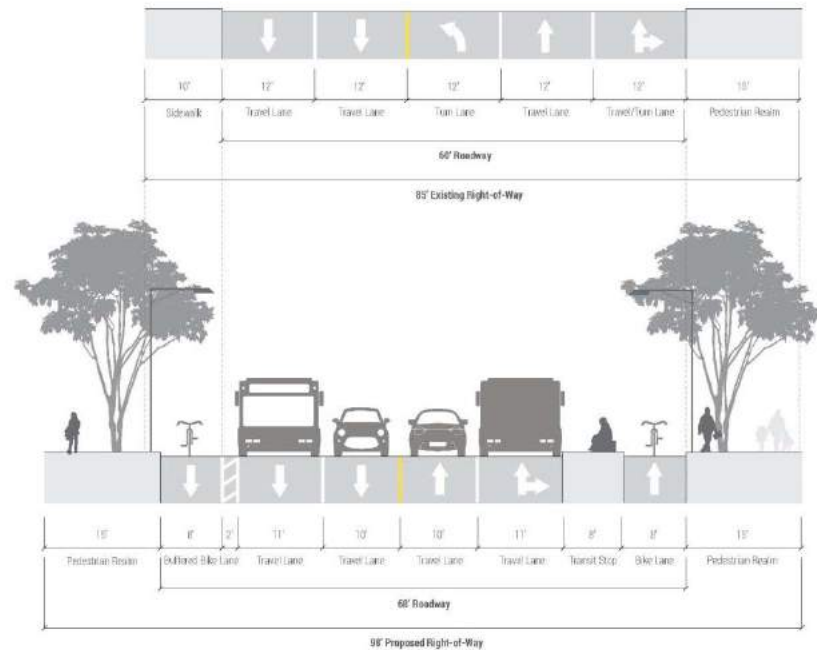


ROW dedication on  
Riverside Drive and  
Barton Springs Road for  
mobility and green  
infrastructure

# Making Density Work: Onsite @ Triangle Site



Section C - Barton Springs Road (2)



D - West Riverside Drive (1)

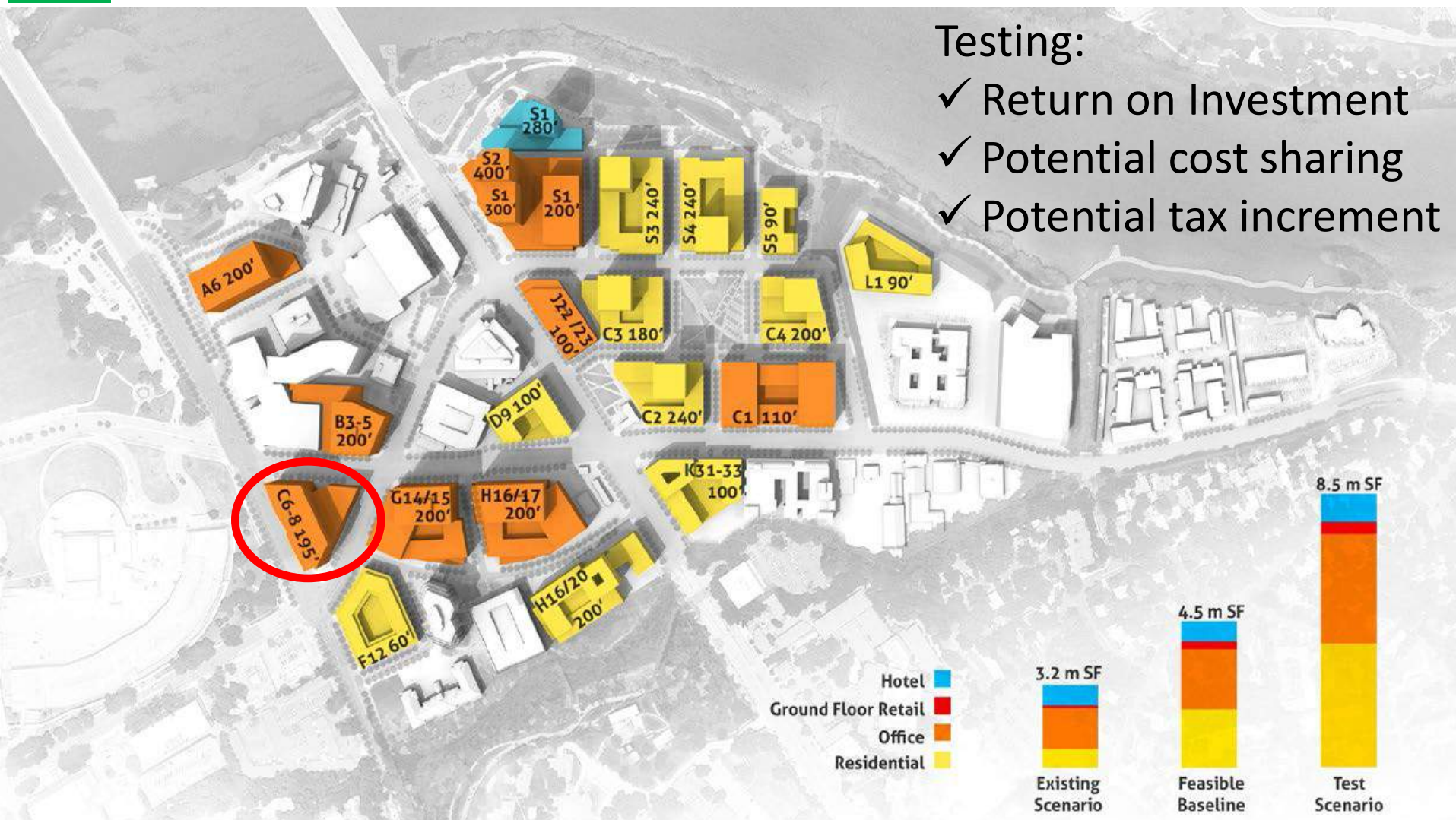
ROW dedication on Riverside Drive and Barton Springs Road for mobility and green infrastructure



# Making Density Work: Test Scenario @ Triangle Site

Testing:

- ✓ Return on Investment
- ✓ Potential cost sharing
- ✓ Potential tax increment



# Making Density Work: Test Scenario @ Triangle Site

Up to **\$3.1 M** in funding for onsite and offsite Master Plan improvements & benefits

## Attachment 4: Test Scenario Results

Parcel Use	A6 Office	B3, B4, B5 Office	C6,C7,C8 Office/MF	D9 MF	F1 MF/Office	G14,G15 Office	H16, H17, H20 Office/MF	S1 Sub-Parcel: Office	S2 Sub-Parcel: Hotel	S3 Sub-Parcel: MF	S4 Sub-Parcel: MF	S5 Sub-Parcel: MF	J22 Office
Acres	3.71	1.71	1.50	0.92	1.24	1.56	6.09	2.30	0.73	1.49	1.49	0.58	
PUD?	Y			Y			Y		Y				
<b>Entitlement Assumptions</b>													
FAR	2.4	3.5	4.7	3.7	3.2	5.3	3.0	8.5	8.4	7.0	7.0	4.5	
Height (Stories)	13	13	14	9	5 to 6	15	15 to 18	17 to 26	24	7 to 21	7 to 21	8	
<b>Use Mix</b>													
Office SF	360,000	250,000	270,525	0	10,000	347,600	371,000	812,900	0	0	0	0	
Hotel SF	0	0	0	0	0	0	0	0	254,500	0	0	0	
Retail SF	20,000	10,000	21,045	9,000	7,000	10,000	32,000	38,000	12,000	25,000	25,000	12,000	
Residential SF	0	0	13,800	152,000	155,975	0	387,000	0	0	430,750	430,750	102,000	
Total SF	380,000	260,000	305,370	161,000	172,975	357,600	790,000	850,900	266,500	455,750	455,750	114,000	
<b>Residential Units</b>													
Market Residential Units	0	0	9	192	0	0	344	0	0	430	430	102	
Affordable Residential Units	0	0	0	2	150	0	86	0	0	0	0	40	
Total Units	0	0	9	194	150	0	430	0	0	430	430	142	
Affordable Housing Subsidy	\$ -	\$ -	\$ -	\$ 5,460,000	\$ 4,050,000	\$ -	\$ 4,300,000	\$ -	\$ -	\$ -	\$ -	\$ 1,400,000	
Per Unit Subsidy	\$ -	\$ -	\$ -	\$ 105,000	\$ 27,000	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 35,000	
<b>Parking</b>													
Surface	0	0	0	0	0	0	0	0	0	0	0	0	
Structure	170	520	772	222	128	476	824	919	340	287	287	140	
Underground	0	0	96	0	0	238	412	459	170	143	143	0	
Total Spaces	170	520	868	222	128	714	1,236	1,378	510	430	430	140	
<b>Development Cost</b>													
Building Cost	\$109 M	\$86 M	\$109 M	\$55 M	\$31 M	\$123 M	\$258 M	\$281 M	\$108 M	\$143 M	\$143 M	\$30 M	
Parcel Infrastructure Cost	\$0.0 M	\$0.0 M	\$0.0 M	\$0.0 M	\$2.6 M	\$1.3 M	\$4.8 M	\$1.7 M	\$0.5 M	\$3.3 M	\$2.9 M	\$0.9 M	
DistrictMaster Planning Fee	\$3.8 M	\$2.6 M	\$3.1 M	\$1.6 M	\$1.7 M	\$3.6 M	\$7.9 M	\$8.5 M	\$2.7 M	\$4.6 M	\$4.6 M	\$1.1 M	
<b>Financial Results</b>													
Return on Cost	8.1%	8.1%	8.2%	7.0%	7.0%	8.1%	7.6%	8.1%	#N/A	7.0%	7.0%	7.0%	
Building Value	\$141 M	\$109 M	\$137 M	\$71 M	\$39 M	\$155 M	\$327 M	\$354 M	\$145 M	\$177 M	\$177 M	\$39 M	
Total Land Value	\$32 M	\$16 M	\$12 M	\$5 M	\$0 M	\$18 M	\$33 M	\$50 M	\$13 M	\$8 M	\$8 M	\$3 M	
Total Value (Land + Building)	\$173 M	\$125 M	\$148 M	\$76 M	\$39 M	\$173 M	\$361 M	\$404 M	\$158 M	\$185 M	\$185 M	\$43 M	
<b>Residual Land</b>													
Value / SF	\$300	\$220	\$180	\$125	\$0	\$260	\$125	\$500	\$400	\$125	\$125	\$125	\$2



# SCW Initiative: [www.austintexas.gov/waterfront](http://www.austintexas.gov/waterfront)

